

Community Associations Update

Fall 2009

The Importance of Having a Modification / Accommodation Policy

By: [Jennifer S. Jackman, Esq.](#)

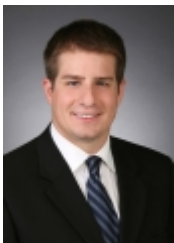


Recently, we have seen an increase in the number of complaints that have been filed against condominium and homeowner associations arising out of requests for modifications and/or accommodations. Unfortunately, many associations do not have policies regarding such requests and do not have an understanding of the resident's rights, as well as the rights of the association. When the local human rights commission gets involved, the first question it will ask is, "What is the association's policy for handling requests for accommodations and/or modifications?" All too often, the association has no such policy.

Click [here](#) to read the full article.

Cable & Satellite Companies Can't Be Exclusive Providers In Your Community

By: [Matthew L. Troiani, Esq.](#)



A cable or satellite company would love to have an exclusive arrangement with your community, and would even be willing to pay the association a fee for the right to be the only provider that your residents can use.

Unfortunately for the providers - and possibly the association's budget - the Federal Communications Commission (FCC) has decided that exclusivity is a bad idea. Even though it's on a small scale, an exclusive provider would have a monopoly on your community, and the lack of competition could ultimately lead to bad service and higher fees. Click [here](#) to read the full article.

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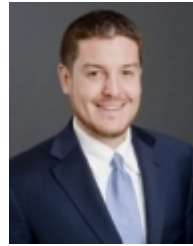
Protecting Your Association From Identity Theft

By: [Roberto Montesinos, Esq.](#)

Nearly nine million Americans suffer from some form of identity theft each year.

On January 1, 2008, the Federal Trade Commission (FTC) instituted a new regulation, known as the "Red Flags Rule," targeting the prevention of identity theft from financial institutions. Although it may seem counterintuitive, community associations qualify as "financial institutions" because they receive and hold funds from homeowners.

Click [here](#) to read the full article.



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