



## *The Quarterly Assessment Spring 2018 Edition*

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### *Seminar Series*

Our Firm's 2018 Seminar Series has been scheduled! The dates and locations for the Seminar sessions can be found on our website, [www.chadwickwashington.com/seminars](http://www.chadwickwashington.com/seminars). Each Seminar includes a Legislative Update, plus four or five other topics. The sessions will be approved by the Community Association Managers International Certification Board ([www.camcib.org](http://www.camcib.org)) to fulfill continuing education requirements for the CMCA® certification. We hope to see you there!

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### *Is your Condominium's FHA Certification expired?*



Currently, FHA certification lasts for a period of two-years. If your condominium's FHA status is expired, or if you are unsure of when your status expires, we can help. We are happy to research your condominium's status and work with you to develop a plan for recertification. Given the typical turnaround time from HUD once an application has been submitted, we recommend initiating the process at least sixty to ninety days prior to expiration.

If your condominium is not yet FHA-certified, now is a great time to obtain FHA certification. There are significant benefits of being an FHA-certified condominium. A significant portion of today's

purchaser's finance their homes through FHA financing. Obtaining FHA certification enlarges the pool of prospective

buyers of units within a condominium. This can, in turn, create competition for units and ultimately may increase potential property values within the condominium.

Our firm has successfully submitted recertification applications and obtained recertification approval on behalf of many of our clients. We would gladly work with your association to secure FHA recertification of your condominium.

Please contact us if you would like assistance in submitting an FHA recertification application, or if you have any questions concerning the application process.

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## ***YARD SALE - Selling Your Association's Yard?***

**By Stephen H. Moriarty II**

Was your community built in the 1960s or 1970s? Is its design or layout suitable for your use today? Is there open space going unused, or structures that are no longer functional but continue to appear on your budget and capital reserve study? Is your community in need of additional funds in order to match your annual and long-term needs? Why not have a yard sale?

Why not sell the yard?

[Read full article](#)



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## ***Solar Panels – What Can be Done?***

**By Brad M. Barna**



Solar panels are becoming more and more favored under the law, meaning that legislatures, both state and Federal, have seen fit to carve out special treatment to encourage their use. Special treatment for a favored activity typically comes in the form of tax breaks and special legal protections. These financial incentives have worked exactly as intended and resulted in a growing demand for homeowners to install these devices. As a result, our firm is more and more frequently asked by managers and association presidents: “what can we, as a community, do about these solar panels?” After all, a major role of most community associations is to regulate the outside appearance of lots, and solar panels

can have a huge impact on the aesthetics of a home. One needs to look no further than a Google-image search for “ugly solar panels” to understand these concerns. After a quick perusal of those resulting images, even the staunchest environmentalist might be forced to admit that the aesthetics of solar panels lag well behind the technology. So, again, the question is, what can be done?

[Read full article](#)

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## Virginia Common Interest Community Board Newsletter

The Virginia Common Interest Community Board has recently published its Winter 2018 newsletter which contains recent notable Ombudsman determinations and other articles which may be relevant to both directors and managers. Please click [here](#) to be directed to the CICB’s newsletter.

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## Recent Firm Happenings

Wilbert Washington II has been awarded one of CAI’s most prestigious honors – the Don Buck Award. Wil accepted the award at the 2018 Community Association Law Seminar. This lifetime contribution award is given to individuals who exhibit exceptional leadership in the field of community association law. Wil has devoted his career to association law, including a commitment to homeowner and manager education at both the local and national levels. Congratulations to Wil.

Allen Warren has been selected for membership in CAI’s College of Community Association lawyers (CCAL). Membership in CCAL is reserved for lawyers who have distinguished themselves in the practice of community association law. Allen previously served as a member of WMCCAI Board of Directors and served as WMCCAI’s President in 2011. Our firm is only one of three law firms nationwide with at least five CCAL members. Allen Joins Ken Chadwick, Will Washington, Andrew Elmore and Brendan Bunn in the College.

We are pleased to announce that Bruce Easmunt has become a Partner with the Firm, practicing in our Fairfax, Virginia office and focusing his practice in the area of common interest community representation.



Chadwick, Washington, Moriarty, Elmore & Bunn, P.C.  
3201 Jermantown Road, Suite 600  
Fairfax, Virginia 22030  
(703) 352-1900  
[www.chadwickwashington.com](http://www.chadwickwashington.com)

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