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Directory of Advertisers

ALK Association Management Services	30
Alliance Association Bank	13
Allied Construction	19
Al's Asphalt Paving	32
Association Dues Assurance	34
Broadco Property Restoration	28
Casa Bella Management	15
Concraft	23
Cummings, McClorey, Davis & Acho, PLC	25
David S. Senawi, Attorney at Law	24
Encompass Management Group	16
JBC Property Management	20
LTM Management, LLC	12
Maris, Brown, Rossell Insurance Co	Inside Back Cover
Mark W. Adams & Co.	34
McCredie Agency, Inc.	Inside Front Cover
McShane & Associates	18
Mutual of Omaha Bank - Community Association Banking	21
On The Level	16
Owens & Strussione, PC	31
Pentiuk, Couvreur & Kobiljak	16
RTI Property Management.	16
Schlottman & Wagner, P.C.	33
Slades Plumbing.	34
Southeastern Management LLC	17
The Meisner Law Group, PC	Outside Back Cover
U&S Companies	22
Makower, Abbate, Guerra, Wegner, Vollmer, PLLC	20
Whitehall Community Management	14, 27
Zelmanski, Danner & Fioritto, PLLC	26



PRESIDENT'S MESSAGE



Martin Starrman
President

The Board of Directors of UCOM would like to thank all of the Directors of our Condo Associations, the Vendors and the Management Associations as well as our guest speakers who attended our 41st Anniversary Seminar. Everyone in attendance thoroughly enjoyed the speakers and the vendors who were present.

This year's seminar will take place on October 15, 2016 at the Michigan State Educational Center in Troy, Michigan. As we start our next decade our hope is that all future seminars will be just as successful as the one we just completed.

UCOM has been a leader from the start in providing education and training of Associations, condominium and residential home owner leadership as well as the Directors and Officers of those associations.

Our 2015 Vendor Guide & Membership Directory was an outstanding success. We are hoping that this year's Guide will continue to help our members find Management Companies and Vendors to better assist their goals of providing the best service they can to their Associations.

With your support, the Vendor Guide & Membership Directory will be updated each year.

Martin Starrman
President
UCOM

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The United Condominium Owners of Michigan (UCOM) is dedicated to the interests of condominium and residential homeowner associations in the state of Michigan.



UCOM was founded as a nonprofit corporation in 1973 to serve the growing demands for current information, guidance and motivation for those who have adopted a community lifestyle.

UCOM, decades after its founding, continues to be the only organization in Michigan devoted solely to the education and training of associations; condominium and residential home owner leadership – the officers, directors, committee chairpersons and Builders who serve their neighbors and co-owners by regular contributions of personal time and study to make their communities wisely and fairly administered, cost efficient, enjoyable – and to maintaining and improving property values.

Annual Seminar

A major UCOM activity is the annual seminar, held since 1974 near the last quarter of the calendar year at sites convenient within the metropolitan Detroit area.

The program consists of concurrent presentations and discussions on a wide variety of topics and long-term interests of community lifestyle leaders. Speakers are selected on the basis of their experience and ability to expand the knowledge and the decision-making process of association leaders including officers, directors, committee chairpersons and others interested in administration. Modest seminar fees are designed to encourage multiple attendances from associations. Non-members are also encouraged to attend at non-member rates, or to join UCOM and attend at the lower member rates.

Post-program evaluations enable attendees to help guide future seminar composition. While the annual evaluation tabulations have attested to the value of program content, most encouraging, however is the overwhelming positive response from the attendees.



UCOM Newsletter

UCOM publishes a newsletter, The UCOM Reporter, containing original articles and condensed or reprinted articles from other periodicals and sources.

A comprehensive range of topics is presented over the course of each year. Articles are designed to improve governance and provide information on both common and special interests. In many cases, articles are not readily available from other sources.

The Newsletters are mailed directly to each member association's officers, directors and newsletter editor. **The UCOM Reporter** encourages members to publish their own newsletters as part of the important process of communicating with co-owners. Periodic newsletters serve to keep the co-owners informed of important actions taken by their association boards, thus contributing to better relations between co-owners and their boards and managers.

UCOM provides year-round services to its members on a budget derived from moderate annual membership dues based on association size (number of units).

UCOM bylaws permit and encourage membership for suppliers and others with professional relationships, including management companies; legal, accounting and insurance firms; developers and management companies; allied trades and various service companies.

UCOM monitors legislative, judicial and administrative branches of government at state, local and federal level to alert members and provide information on important topics.

UCOM's board of directors meets regularly to conduct the business of the organization. While space is limited, members are invited to contact UCOM regarding attendance at the meetings.



UCOM Goals:

- **D**evelop and maintain programs which represent the best interests of all community associations through educational forums and publications.
- **E**ncourage and enhance the community lifestyle as more carefree, economical and independent home ownership.
- **I**nform and educate members to administer their associations with knowledge, good judgment and even-handedness for the well-being of all.
- **R**epresent members setting forth the interests of associations through legislative process. UCOM is the only organization that is designed solely to represent the interests of condominium and residential homeowner community associations in Michigan.
- **I**nform members of potential legislation relating to issues affecting home ownership and participate in national organizations with goals common to UCOM and community ownership and lifestyle.



UCOM improves the quality of association governance by providing current information on matters boards typically must weigh and decide, including:

• Assessments • Budgets • Building and grounds upkeep • Co-owner relations • Communications • Contracting for services • Document revision	• Energy conservation • Financial reserves • Government relations • Insurance Liabilities • Rules enforcement • Security • Taxes • Zoning
--	---

Experienced association directors accept a fact of life – that not all times are easy, not all decisions are accepted by co-owners, not every one believes that their Board Directors are acting with wisdom, foresight and prudence. With age comes experience and wisdom. Through its newsletter, seminars and other activities, UCOM works to advance the processes. Common objectives are improved: the governance, resolution, reduction of problems, improved resale values and enhanced community association lifestyle.



DVD Available From UCOM

"Meetings: For Board and General Meetings"
"Insurance: A Guide For Community Associations" – 2 parts
"The Board"
"Reserves"

UCOM is offering a set of educational DVDs, serving as a guide to giving to the basic understanding of the roles and responsibilities of members and directors of community living associations. Here is your opportunity to give solid orientation into what is expected of them when they agree to serve on the board. It can also serve as a guide to board members on how business ought to be conducted

"Meetings: For Board & General Meetings"

Meetings can take five minutes or five hours. And if you happen to be donating your precious time to a community association board of directors, you don't want to waste time going over and over the same issues. This CD shows you how to get the most out of the meetings process. In other words---how to hold productive---and short meetings.

Included in the DVD:

- How to develop an agenda and keep to it.
- Presents an overview of Robert's Rules and how they should be used.
- Reviews general (Annual) meetings.
- How to deal with people who are disruptive.
- Practical ideas for making your meetings more effective in a volunteer environment.

(About 35 minutes)

"Insurance: A Guide for Community Associations"

The first part deals with the items an association needs to know about insurance. The second part is a short guide for the individual owner and what they need to know about insurance in a community association.



Topics covered include:

- Understanding property insurance, including what should be included and what's normally excluded.
- Understanding liability insurance.
- Directors & Officers coverage.
- Fidelity Bonds & Insurance.
- Workers Comp.
- Risk Management.
- Selecting an Agent.
- Claims.

(About 35 minutes)

"The Board"

- Highlights the key roles and responsibilities of a community association board.
- Addresses the roles of the officers: President, Vice President, Secretary, and Treasurer.
- Discusses the leadership aspect of being "the Prez".
- Deals with board interaction with owners, management and related professionals, such as attorneys, accountants and insurance agents (which will be covered more thoroughly in "The Professionals".
- Reviews how a board meeting should proceed . . . how to keep it on track...how to get things accomplished and go home early (which will be covered in greater depth in "Meetings".
- Outlines common board problems and provides answers that have worked for other associations.
- Gives you practical ideas that make being a board member a pleasant and rewarding experience.

(About 45 minutes)

"Reserves"

- What reserves are.
- Determination of proper amounts.
- The necessity of Reserves.

The following DVDs are available through UCOM at the price of \$34.95.



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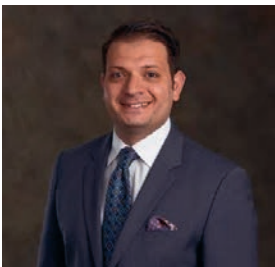
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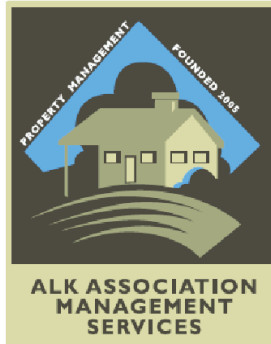
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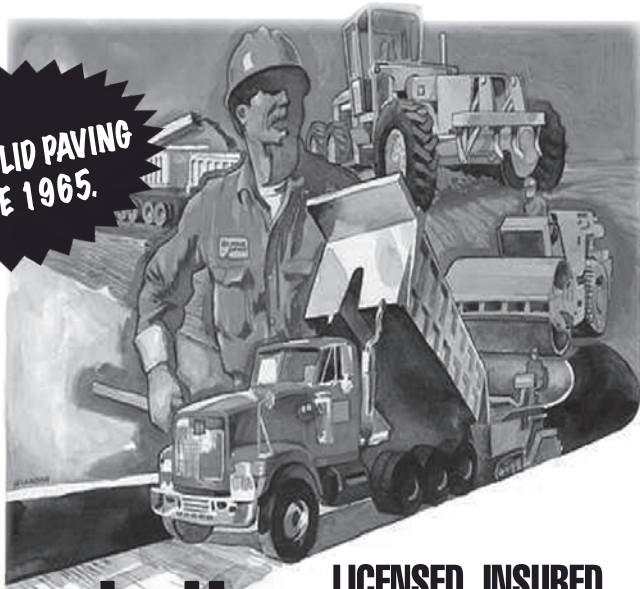
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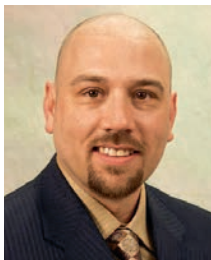
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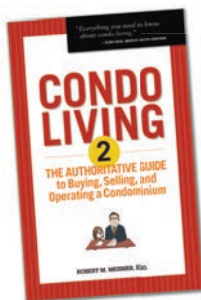
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