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Greetings,

In opening, I must say- It is an honor and privilege to serve the Southwest VA Chapter of Community Associations Institute as its President. This being my first Presidents' Address, I would like to first express my sincere appreciation for each CAI member, partner, and colleague. CAI led me to my passion, for that I will forever be grateful.

I am pleased to announce that thus far 2022 is off to a great start! A BIG Thank You to Michael Sottolano, Esq., and Tanya Cannaday, for a wonderful presentation at the successful Board Leadership course in February – we are looking forward to the next one scheduled in October. Special shout-out to Ginny Peeples, CMCA®, AMS®, President-Elect, for organizing our Board Leadership training and ensuring it went off without a hitch! Additionally, I must extend my gratitude to our Chapter Sponsors, Members, Partners, and Volunteers who continue helping to sustain and grow this Chapter. We appreciate your support and promise to make 2022 a value-filled year.

Our first Coffee Talk is right around the corner on April 29th. The slated topic: The Truth About Online Voting - be sure to save the date! In addition, we have penciled in a Summer Social in August – where would you like to go? What education or networking events would interest you? We want to hear from you! Drop our Chapter Executive Director, Kim Farrell, a line: [caiswva@yahoo.com](mailto:caiswva@yahoo.com). Or stop by our chapter site: [www.caiswva.org](http://www.caiswva.org) and complete the contact form. Help us grow our membership and our reach!

Summer is rapidly approaching; the joys of spring cleaning have commenced for many communities. While a broom is not necessarily required, consider taking the time to refresh your mind on your community's governing documents – do you know what your documents say? How about preventative maintenance in your community? Is there a plan? Board Leaders may need that broom after all! Our "new-normal" continues to evolve, so does the world of community association matters. Tap into resources and learn more by visiting [www.caionline.org](http://www.caionline.org).

In closing, the SWVA CAI 2022 Board of Directors is always working hard behind the scenes holding firm to our mission of advocating, providing education, as well as resources to those involved in Community Associations. We hope to continue building upon our foundation of networking, business opportunities, and educational resources for our sponsors and membership.

Three cheers for warmer weather!

Best Regards,

**Kelly Drinkard**

SWVA-CAI, President

## Community Matters



### June 2022 Newsletter

The deadline for submission of advertising, articles, announcements, or other newsletter content for the June 2022 newsletter is May 20, 2022. Additional information on the Newsletter Content Policy on Pages 13 and 14.



**The CAI Southwest Virginia Chapter has been selected to receive the Best Net Retention (87.29%) award for a small chapter in the 2021 calendar year.**

This is thanks to all of our members that have stuck with us through these unprecedented times. We appreciate all of our members we wouldn't be here without all of you!!!!

*Welcome New Members*

**Jon Stadmire, LiftMaster - Chamberlain Group**  
**Aaron Johnson, Priority One Properties**  
**Dana Newsome, Vantaca, LLC**

**Reneta McMillan, AMS** Murray Realty, Inc.

*Congratulations on  
achieving your  
designation*

*Thank you for  
recruiting members to  
our chapter*

**Keith Johnson, CMCA, AMS** Priority One Properties

# Upcoming Events...



## The Truth About Online Voting April 29, 2022

Virtual Coffee Talk  
10:30 AM – 12:30 PM  
2 CE, Online via Zoom.  
Free to attend  
**RSVP Required**

Sponsored by



Our speaker is  
Cathi Sleight, CMCA®, EBP from Vote HOA Now.

Cathi brings over 17 years' experience in the industry, 10 as an executive manager for the largest management company in the Northwest and now 7 years at Vote HOA Now serving over 30 states across the nation, quickly becoming the nations expert in Online Voting. She just celebrated her 11 years as an CMCA, is an CAI Educated Business Partner and brings an inside perspective to the oversight of sales, marketing, and industry education. Cathi can be found with her peers at trade shows and online voting seminars all over the nation.

**Summer Social Networking Event**  
Coming August 2022, this will be an in person event  
More information to Come!!

## 2022 Committees

### Communication Committee:

Recruiting

### Legislative Action Committee (LAC):

Jerry Wright,  
Chairman

### Social Committee:

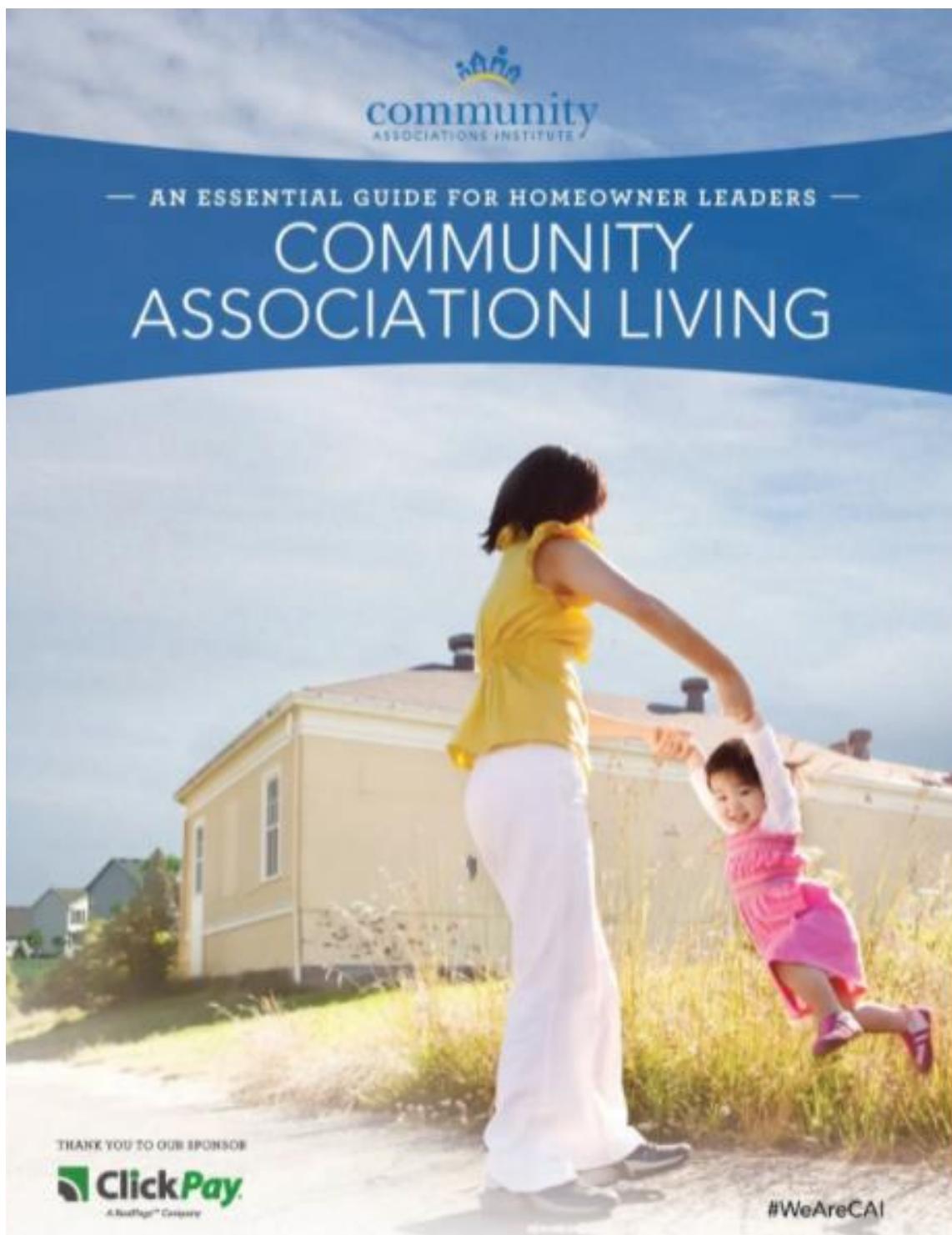
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### Membership Committee:

Holly Snead, PCAM, CMCA, AMS  
Chairman

\* Contact [caiswva@yahoo.com](mailto:caiswva@yahoo.com) if interested in getting involved with or joining any committees!!

Community Association Living:  
An Essential Guide For Homeowner Leaders and Owners  
[www.caiswva.org/events-sponsorships-links/  
community-association-living](http://www.caiswva.org/events-sponsorships-links/community-association-living)



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## ***What Associations Need to Know About Virginia's Latest COVID-19 Safety Guidelines VOSH Revokes the Virginia Permanent COVID-19 Standard***

By **Sara J. Ross**, Attorney and Shareholder at Chadwick, Washington, Moriarty, Elmore & Bunn, P.C.



In these continuing strange and challenging times, it is not always easy to keep up with the latest information and regulations regarding COVID-19, and their impact on our communities. When it comes to association obligations, it continues to evolve, every day. Below, please find a summary of the current state of affairs, *including what Virginia's recent revocation of the Virginia Permanent COVID-19 Standard means and the new Guidance provided regarding recommended best practices by employers to mitigate COVID-19 transmission*:

1. October 8, 2021: the Virginia Occupational Safety and Health ("VOSH") amended and updated 16 VAC25-220, the "Permanent Standard for Infectious Disease Prevention of the SARS-CoV-2 Virus That Causes COVID-19" ("VA COVID-19 Standard"), which contained updated regulations for Virginia employers to follow in order to mitigate the spread of COVID-19.
2. January 15, 2022: Governor Youngkin issued Executive Order No. 6, which directs the Virginia Safety and Health Codes Board to convene an emergency meeting in order to consider revoking the VA COVID-19 Standard.
3. February 16, 2022: the Safety and Health Codes Board voted to revoke the VA COVID-19 Standard. The Board's reasoning was that COVID-19 no longer poses a "grave danger" to Virginia workers. The Board also directed a 30-day public comment period, which was followed by a public hearing and another vote by the Board.
4. **Effective March 23, 2022, the Virginia Safety and Health Codes Board's revocation of the VA COVID-19 Standard became final.** On March 28, 2022, in place of the VA COVID-19 Standard, the Virginia Department of Labor and Industry published a proposed new Guidance Document on COVID-19 entitled "Guidance for Employers to Mitigate the Risk of COVID-19 to Workers" in the Virginia Register, Vol. 38: Issue 16 (the new "Guidance"). There will be a thirty (30) day public comment period, which will end on April 17, 2022, on the new Guidance. Although this new Guidance may change after the public comment period, it can be relied on by employers during the interim.

The new Guidance highlights that employers remain responsible for providing a safe and healthy workplace free from recognized hazards likely to cause death or serious physical harm, and employers should engage with workers to mitigate COVID-19 transmission and the impact of contracting the virus. For this purpose, the new Guidance promotes the following recommended practices:

- Facilitate employees getting vaccinated and boosted;
- Encourage any workers with COVID-19 symptoms to stay home from work and seek advice on testing and treatment from their physician;
- Require all workers infected with COVID-19 virus to stay home;
- Provide workers with face coverings or surgical masks, as appropriate;
- Encourage good sanitary work habits such as frequent hand washing;
- Educate workers on your COVID-19 policies and procedures using accessible formats and in languages they understand; and
- Operate and maintain ventilation systems in accordance with manufacturers specifications to achieve optimal performance.

VOSH's standards that apply to protecting workers from infection remain in place. Additionally, employers remain required by the General Duty Clause, Va. Code 40.1-51.1.A, to provide a safe and healthful workplace free from recognized hazards that are causing or likely to cause death or serious physical harm. See the OSHA COVID-19 guidance ([Protecting Workers: Guidance on Mitigating and Preventing the Spread of COVID-19 in the Workplace | Occupational Safety and Health Administration \(osha.gov\)](#)) for more information on how to protect workers from potential exposures, according to their exposure risk.

## Nutrient Reduction: A Natural Solution to Long-Term Water Quality Improvement in Your Lake or Pond

As humans, we have an innate desire to spend time in and around the water. Almost nothing can distract us from the peace, beauty, and enjoyment that lakes and ponds offer...except algae. Whether it appears as a green scum on the surface of the water or as slimy, floating mats, algae is a cause for concern. Where there's algae, there's typically an unhealthy imbalance in the aquatic ecosystem. In order to restore balanced conditions, it's essential to get to the root of the problem—nutrients.

Nutrients may seem like an unexpected precipitator of poor conditions, but as they say, it's possible to have too much of a good thing. Though nutrients are a building block of all aquatic life, excess concentrations of phosphorus can provide an overload of nourishment to pond weeds, algae, and dangerous cyanobacteria (commonly referred to as toxic algae or blue-green algae), accelerating their growth past normal levels. This can be a gateway to a host of other issues:

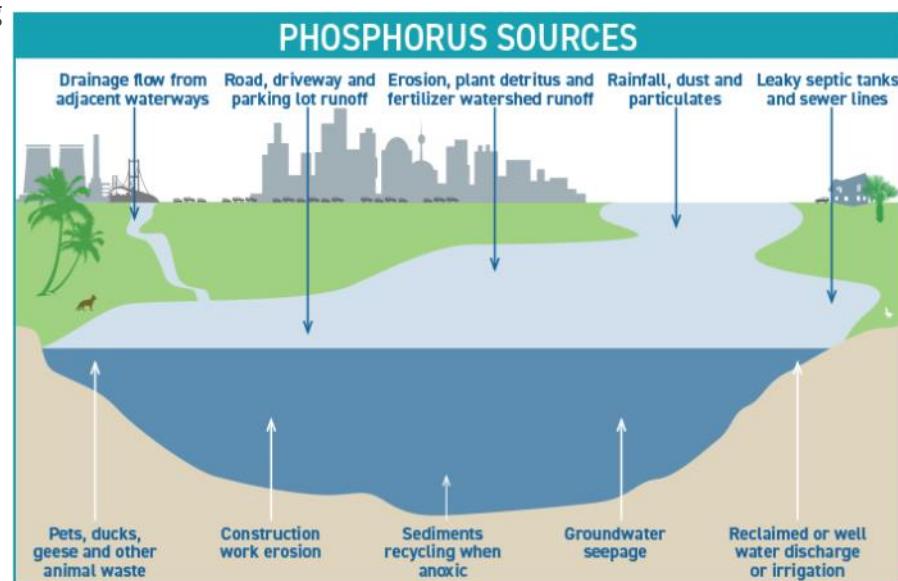
- Bad odors
- Water cloudiness
- Insufficient dissolved oxygen
- Fish kills
- Algal toxins
- Shoreline erosion
- Muck development
- Flooding
- Receding waterfront property
- Reduced property values
- Complaints from residents



There are many eco-friendly solutions to help balance pond nutrient levels, some yielding more immediate results than others.

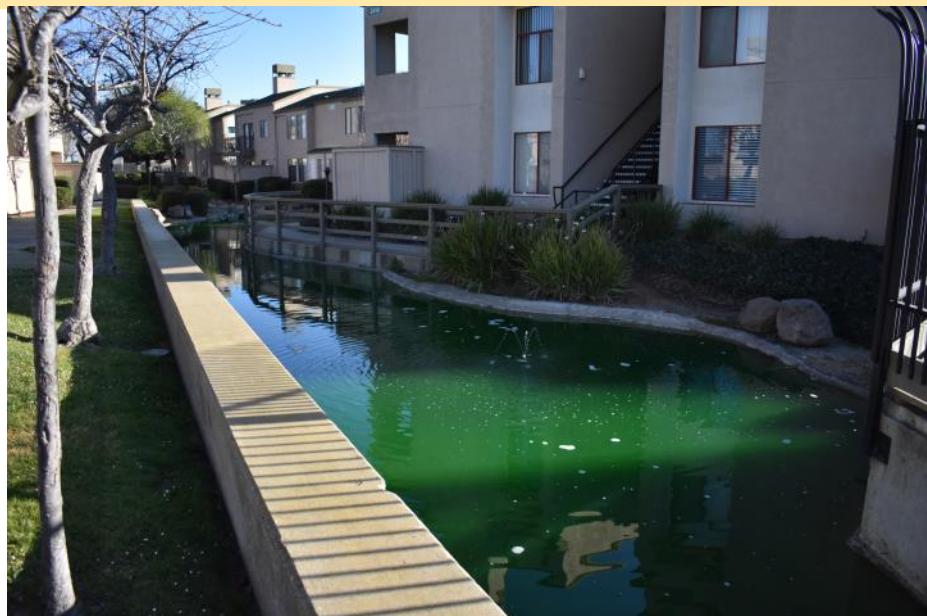
One effective and long-lasting solution is aluminum sulfate. Alum is a safe, natural substance that professionals apply to the water using specially-designed boats, barges, and other advanced equipment. During the process, the substance mixes into the water where it chemically binds with phosphorus. The particles briefly remain suspended like a hazy cloud before descending to the bottom. Once settled, the phosphorus becomes inactive. When water quality conditions are more balanced, aquatic weed and algae growth are less likely to occur.

A similar solution that lakes and ponds can benefit from is the application of a lanthanum-modified clay that professionals refer to as Phoslock. When applied to the water, it binds with excess nutrients, chemically changing their composition to forms that better support balanced water quality conditions.



It is also effective in “locking up” undesirable nutrients in the bottom sediments. This can result in a healthier, more beautiful waterbody.

Finally, for areas with flowing water like canals, streams, and ditches, professionals recommend strategies like nutrient filtration. During this process, porous filtering materials are placed in a sock-like bag. As water flows through the bags, phosphorus is captured and removed from the water column. Once the bag is full, it is pulled from the water for physical disposal.



Your lake and pond management professional may consider a number of factors when choosing which of these nutrient remediation products to implement. These may include your waterbody’s size, location, use, pH, nutrient load, dissolved oxygen concentration, muck level, and degree of water movement.

Nutrient remediation solutions can help maintain balanced water quality levels, but it’s also essential to implement proactive strategies that prolong the beneficial effects of the application. Stakeholders can take an active role in protecting and preserving their water resources in several ways.

First, it’s important to introduce and maintain a beneficial vegetative buffer composed of native flowering species. These plants will absorb the excess nutrients and pollutants that typically flow into the water during rainstorms. Property managers should also encourage residents to adopt best practices like properly disposing of nutrient-rich trash, lawn clippings, and pet waste, reducing garden fertilizer use, and taking care around eroded shorelines. If sedimentation has become a significant problem along the bank, a complete shoreline restoration using bioengineered shoreline technology may be necessary.



Not only are these nutrient remediation products widely-available, they are considered all-natural. HOAs, golf courses, municipalities, and private property owners can find great success and value in integrating nutrient remediation strategies into their annual management programs. And nutrient remediation complements many other sustainable solutions like aeration, mechanical hydro-raking, and biological augmentation that help your water resources stay in a healthier, more beautiful state for longer periods of time.

# Advertising and Article Sections Available!

## Sharing is caring: Looking for Article Submissions

“We want YOU, our members and friends, to share your experience and expertise with our readers! We are always seeking new article ideas, submissions, and content for consideration in our quarterly newsletter. We welcome any ideas and input for articles that make our communities stronger, wiser, and equipped with the proper tools for success! Questions, interests, and inquiries should be directed to [caiswva@yahoo.com](mailto:caiswva@yahoo.com).”

## Get down to business: Try Advertising

“Are you a business looking to open the doors to prospective customers and contacts in the community association industry? Do you desire to reach a captive audience that may be looking for services that your company offers? Advertise with us and we will help you get the job done. For more information on availability, rates, and specifications, please contact [caiswva@yahoo.com](mailto:caiswva@yahoo.com)”



## Newsletter Content Policy

All submissions of announcements for publication in the SWVA CAI Chapter *Community Matters* newsletter are subject to the following guidelines:

- All subject matter must be related to industry related news such as education, certification, promotions, employment changes, Chapter related news, other important or unusual event news, member related news or similar.
- Announcements are only accepted by CAI affiliated community association volunteer leaders, managers, business partners and other industry related sources.
- Each announcement should not exceed 60 words.
- Announcements are to be submitted by the deadlines set for article submissions.
- Anonymous, second-hand or forwarded announcements will not be published.
- Publications are subject to space availability.
- SWVA CAI reserves the right to edit announcements.
- Announcements of activities must be within the past 3 months in order to be published.
- The views of authors expressed in articles appearing in the SWVA CAI *Community Matters* newsletter do not necessarily reflect the views of CAI.
- CAI assumes no responsibility for the statements and opinions of the contributors to this publication.
- The publisher is not engaged in rendering legal, accounting or other professional services.
- An acceptance of advertising does not constitute endorsement of the products or services offered.
- We reserve the right to reject any advertising copy.
- Submissions of articles and announcements are welcomed with the understanding that such material is subject to editing for content and for space limitations.
- References to a website, email addresses, telephone numbers, and similar may only be included in advertisements.

## ADVERTISING RATE & SPACE RESERVATION FORM

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<input type="checkbox"/>	1/16 Page	3 1/4"	3/4"	\$25.00	\$31.25
<input type="checkbox"/>	Business Card	3 1/2"	2"	\$50.00	\$62.50
<input type="checkbox"/>	1/8 Page	2 1/4"	3 1/2"	\$75.00	\$93.75
<input type="checkbox"/>	1/3 Page Square	5"	5"	\$100.00	\$125.00
<input type="checkbox"/>	1/3 Page Vertical	2 1/2"	10"	\$100.00	\$125.00
<input type="checkbox"/>	1/4 Page Vertical	3 1/2"	4"	\$87.50	\$109.50

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**Terms and Conditions:** The SWVA Chapter of CAI reserves the right to reject any ad that does not meet the publication's standards. We assume no responsibility for lost or damaged copy or artwork. Ad copy and payment must be received by the deadline date to guarantee inclusion. Payment is due with your ad space reservation form sent to the Chapter office above. Location of ads within the newsletter are subject to space limitations.

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