

Medical Marijuana Update—By Lynn Krupnick

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By Bill Chaffee

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[Rakowski and Clear Creek Civic Assoc., Inc. v. Committee to Protect Clear Creek Village Homeowners Rights](#)

[Regency Homes Association v. Schrier](#)

[Renezeder v. Emerald Bay Community Association](#)



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### Medical Marijuana Update

By: Lynn Krupnick

As you may know, Arizona's medical marijuana statute provides for certain individuals with debilitating medical conditions to be able to receive a card from the Arizona Department of Health Services ("ADHS") that entitles them to use medical marijuana. The law and accompanying ADHS rules also provide for the approval and operation of medical marijuana dispensaries to grow and distribute medical marijuana to approved patients.

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### Reserves: A History of an Un-Unified Understanding?

By: Bill Chaffee

With the introduction of common-interest-developments some 50 plus years ago, came the requirement of Reserves: the long-term maintenance and replacement contribution plan for the common areas.

At this time the personal computer and spreadsheets did not exist. Common area reserve items were tracked manually on column pads with a pencil, calculator and eraser. The very basic reserve item data was collected: description, cost, estimated useful life and in how long was it scheduled to be replaced next or the remaining life. This was entered on the pad and then a basic assumption was made: the beginning balance of reserve funds was allocated between the individual reserve items.

Next was a straight-line calculation was made: taking the cost of the individual reserve item and subtracting its allocated beginning balance of reserve funds producing the unfunded balance that would be needed at the schedule time of the maintenance or replacement. The unfunded balance was then divided by the remaining life (years) calculating the reserve contribution for this item.

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## Articles on the Web

Article Title	Article Summary	State
<a href="#">What's in a name? Tamarac HOA to resident: Back off</a>	A resident of the Woodlands HOA has been given a letter ordering her to shut down a website that she created. The website is about the goings on in the community but is not affiliated with the HOA.	Florida
<a href="#">S.A. homeowner says HOA sued him \$200,000 over 'ridiculous' violations</a>	A Texas resident is being charged \$200,000 in penalties and more than \$50,000 in attorney fees after 2 years of disputing violations.	Texas
<a href="#">End of an era at Goose Bay</a>	Mobile homes on Goose Bay Marina, that have been there for over 40 years, are being forced to remove them claiming they violate a federal policy against exclusive use of public property.	Montana
<a href="#">Bobcat caught in Central Florida neighborhood</a>	A Homeowners Association that set traps to catch roaming coyotes, ends up with a big surprise when a bobcat is caught instead.	Florida
<a href="#">Updated on 6: Treasurer arrested, accused of stealing HOA money</a>	A quiet Georgia neighborhood, run by a homeowners association, is shaken when the treasurer is found to have stolen more than \$200,000.	Georgia
<a href="#">Homeowners take San Leandro wind turbine battle to court</a>	Heron Bay HOA has filed a lawsuit claiming zoning laws, state planning and California Environmental Quality Act have been violated over the height limit on a 100-foot wind turbine.	California
<a href="#">Residents forced to pay to park on their own street</a>	One community feels that a resolution to not enough parking and non-existent driveways is to charge residents to park.	Nevada
<a href="#">Board denies chicken advocate's request to keep hens on property</a>	Resident who wants to keep four hens on his property is denied because the neighbors and board are concerned by the smell and noise.	Georgia
<a href="#">Lawmakers pass HOA-related bills in final hours of session</a>	In the last minutes of the 2013 session, four bills passed that would impact the Homeowner Association industry.	Colorado
<a href="#">HOA board acting beyond NRS authority</a>	The Board Of Directors for Mesquite Vistas, a Master Association, has voted to suspend liquor sales at the local Country Club.	Nevada
<a href="#">Angie's List: Installing A New Fence</a>	Advice is given on installing a new fence. Checking with your homeowners association and having a survey done for your property line are crucial.	Pennsylvania
<a href="#">Durango-area couple agrees to take down cat escape route after neighbors object</a>	Couple agrees to removing a 13-foot cat escape built for their cats.	Colorado
<a href="#">Suit filed over Rancho Mirage HOA meeting fight</a>	A man is suing The Springs Community Association and several homeowners after he was injured in a fight that erupted during an HOA meeting more than two months ago.	California
<a href="#">Alta Sierra home to growing dispute</a>	A resident of Alta Sierra POA is demanding a recall of the 9 person board of her association.	Nevada
<a href="#">HOAs embrace fast-track foreclosure bill</a>	Homeowners are strongly supporting legislation to push foreclosure cases forward more quickly.	Florida