

## General Information

Harrisburg, PA • October 11, 2007

Four Points Sheraton Hotel • 800 East Park Drive  
Registration: 8:30 am – 9:00 am • Session: 9:00 am – 4:30 pm  
Lunch Break: 12:15 pm – 1:15 pm (On Your Own)

Contact Lorman for hotel/seminar information at 866-352-9539 (please call hotel for accommodations or directions only). The facility is wheelchair accessible. Please contact us with any questions.

Walk-ins: Call Lorman for final schedule information.

**Cancellations:** Substitute registrants are welcome and may be named at any time. If you cancel six or more business days in advance, you will receive a full refund, less a \$200 service charge. If you cancel within five business days you are not entitled to a cash refund. However, as a courtesy, we will allow you to apply your payment toward any future Lorman seminar within one year from the date you cancel. Your payment is transferable. Please note that if you do not attend and you do not cancel as described above, you are responsible for the entire payment. If Lorman cancels a program, you will receive a full refund. Lorman disclaims any liability for any other direct or compensatory payment.

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**Construction Lien and Payment Laws in Pennsylvania: Including the January 1, 2007 Lien Law Amendments – The Lien Law From the Owner's Perspective; The Lien Law From the Contractor's Perspective; Getting Paid on Private Construction Projects in Pennsylvania; The Impact of the Procurement Code.**

**Faculty:** James M. Doerfler, Esq., Edward B. Gentilcore, Esq., Reed Smith LLP.  
©2006. 138 pages.

**Item:** 374067MAN Manual Only \$69  
374067EMN E-Manual Only \$69

**Title Examination – General Principles of Title Insurance; Conveyances From Different Entities; Abstracting Foreclosures; General Abstracting Issues.**

**Faculty:** Sharon P. Dunn, John W. Purcell Jr., Purcell, Mullin & Haller; Keeley P. Mitchell-Wallace, Wolf, Block, Schorr and Solis-Cohen LLP. ©2006. 184 pages.

**Item:** 365937MAN Manual Only \$79  
365937EMN E-Manual Only \$79

**The Fundamentals of Construction Contracts: Understanding the Issues – Risk Allocation Clauses; Warranties/Performance Guarantees; Obtaining a Mechanics Lien; An Overview of Pennsylvania's Prompt Payment Acts.**

**Faculty:** Jeffrey P. Brahan, Esq., K. Bradley Mellor, Esq., Blumling & Gusky, LLP; Willard R. Burns, Thomas J. Madigan, Esq., Pepper Hamilton LLP. ©2007. 112 pages.

**Item:** 366065MAN Manual Only \$69  
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Legal Aspects of Condominium and Homeowners' Associations in Pennsylvania • Harrisburg, PA • October 11, 2007

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Fax: Complete this form, take entire panel including payment information to 715-833-3953  
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If you need special accommodations, please contact us two weeks in advance of the program.

**Seminar Tuition** (includes manual)  
 \$319 for a single registrant  \$309 each for two or more from the same organization

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 \$109 manual only + \$7 shipping/handling + applicable sales tax = \$  
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## Legal Aspects of Condominium and Homeowners' Associations in Pennsylvania

This one-day seminar is designed for attorneys, presidents, vice presidents, owners, property managers, project managers, real estate professionals, developers, homeowners' and condominium association members, lending and finance professionals and construction professionals.

**Includes Updates to Planned Community Deposits**

Harrisburg, PA  
October 11, 2007

Stefan Richter, Esq.  
Clemons Richter Walsh & Reiss, P.C.

Steven L. Sugarman, Esq.  
Steven L. Sugarman & Associates

Carl N. Weiner, Esq.  
Hamburg, Rubin, Mullin, Maxwell & Lupin

Alan Price Young, Esq.  
Young & Haros, LLC



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## Critical Issues on the Agenda

- 9:00 AM – 10:30 AM **Formation** — Carl N. Weiner, Esq., and Alan Price Young, Esq.
- History of Common Interest Communities
  - Condominium or Homeowners' Associations
    - Forms of Ownership, Uniform Acts, Retroactivity
  - Development Issues
    - Units
    - Convertible, Additional or Withdrawable Real Estate
    - Master and Cluster Associations
    - Mergers and Conversion Projects
  - Documentation
    - Declaration, and Plats and Plans
    - Bylaws, Public Offering Statement, Agreements of Sale and Land Development
  - Creation of Association
    - Articles of Incorporation
    - Books and Records
    - Declarant Control
- 10:30 AM – 10:45 AM **Break**
- 10:45 AM – 12:15 PM **Operation** — Stefan Richter, Esq., Steven L. Sugarman, Esq., and Alan Price Young, Esq.
- Transition From Declarant
    - Dedication and Turnover
    - Statutory Requirements
    - Municipal Relationships
  - Membership
  - Ownership Obligations
    - Lien for Assessment
    - Maintenance Responsibilities
  - Association Obligations
    - Collection of Assessments
    - Maintenance Responsibilities
    - Budgets and Reserves
    - Enforcement
- 12:15 PM – 1:15 PM **Lunch (On Your Own)**
- 1:15 PM – 2:45 PM **Operation (Continued)** — Stefan Richter, Esq., Steven L. Sugarman, Esq., and Alan Price Young, Esq.
- Board of Directors
    - Powers and Duties, Business Judgment and Personal Liability
  - Resale of Units
    - Versus Initial Sales, Agreement of Sale, Resale Certificate
- 2:45 PM – 3:00 PM **Break**
- 3:00 PM – 3:20 PM **Operation (Continued)** — Stefan Richter, Esq., Steven L. Sugarman, Esq., and Alan Price Young, Esq.
- Municipal Taxation and Services
    - Common Elements
    - Convertible Real Estate
    - Roads, Sewers, Trash
- 3:20 PM – 4:30 PM **Legislative Issues** — Steven L. Sugarman, Esq., and Carl N. Weiner, Esq.
- Federal
    - FHA and ADA
    - Fair Debt Collection Practices
    - Bankruptcy Code
    - FCC OTARD
  - State
    - The Uniform Condominium Act
    - The Uniform Planned Community Act
    - Trilogy Amendments
    - Pending Legislation

Lorman Education Services reserves the right to modify the agenda and the faculty when circumstances are beyond our control.

## The Benefits for You

You will receive helpful strategies on the formation and operation of condominiums and homeowners' associations. By attending this seminar, you will gain a clear understanding of the agreements involved in each phase of the community's life cycle to properly advise your colleagues and clients. You and your company will also stay current on issues surrounding recent legislation and court decisions related to condominiums and homeowners' associations.

### In One Day, You'll Learn To:

- Take the guesswork out of the Pennsylvania Uniform Condominium Act and Uniform Planned Community Act
- Gain winning strategies by knowing the legal and practical differences between condominium and homeowners' associations
- Interpret obligations to be addressed in documentation
- Handle municipal taxation and services without the hassle

### Learning Objectives:

- The attendee will be able to describe the difference between the owners' obligations and the associations' obligations.
- The attendee will be able to identify development and operation issues.
- The attendee will be able to discuss resale of units versus initial sales.

### Professional Manual:

You will receive a professionally prepared manual compiled by the faculty specifically for this seminar. The seminar will be recorded. Your registration constitutes your consent to such recording. If you cannot attend, you may order a set of CDs and the accompanying manual from this program by using the registration form on the back panel.

## Continuing Education Credit

Please remember to bring your license number, ID or other necessary information to the seminar. This will ensure timely reporting of continuing education credit. Please see our Web site at [www.lorman.com](http://www.lorman.com) for further details about continuing credit information.

This seminar has been approved by the Pennsylvania State Real Estate Commission for 6.0 hours of continuing education.



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## Our Distinguished Faculty

**Stefan Richter, Esq.**, is a graduate of Temple University with a B.A. degree in philosophy, and a graduate of Temple University School of Law. The focus of his practice has been on civil litigation, including association, bankruptcy, construction, corporate and insurance law. Mr. Richter currently concentrates on all aspects of community association law, including assessment collections, document interpretation and amendments, covenants enforcement, transition issues and associated litigation. He is the treasurer of the board of directors of the Pennsylvania and Delaware Chapter of the Community Associations Institute, and serves as vice chair of the Legislative Action Committee and member of the Government Affairs and Bylaws committees. He frequently lectures to homeowners, managers and legal professionals on association law topics, including the Uniform Condominium and Planned Community Acts, assessment collection and bankruptcy, mold and mold liability, age qualified communities and general legal principles of association law.

**Steven L. Sugarman, Esq.**, is the founding principal of the law firm of Steven L. Sugarman & Associates with offices located in Berwyn, Lancaster and Allentown, Pennsylvania, and Cherry Hill, New Jersey. He concentrates his practice in the field of community association law, real estate and construction litigation. Mr. Sugarman is a member of the College of Community Association Lawyers and a past president of the Community Associations Institute, Pennsylvania/Delaware Valley Chapter. He is also a member of the Pennsylvania and American Bar Associations, and the Pennsylvania and American Trial Lawyers Associations. As chairman of CAI's Legislative Action Committee in Pennsylvania, Mr. Sugarman actively participated in the drafting and passage of the recent amendments to Pennsylvania's legislation governing common interest communities, and his writings include the article "Setting the Standard of Care in Premises Liability Cases," published in CAI's *Journal of Community Association Law*. He is a frequent lecturer at the local and national levels on real estate and community association matters, including the programs for the Pennsylvania Bar Institute and CAI titled "From the Developer to the Association, Tackling the Transition in the Community Association," "Assessing the Law of Assessments in Condominium and Homeowner Associations," "Enforcement Strategies in the Community Association," "Closing the Gap: Rethinking Community Association Insurance," "How the Uniform Planned Community Act Really Works" and the "Community Association Law Symposium." Mr. Sugarman earned a B.A. degree from Cornell University and a J.D. degree from Temple University School of Law.

**Carl N. Weiner, Esq.**, is a partner at Hamburg, Rubin, Mullin, Maxwell & Lupin, where his practice is focused on all aspects of real estate law including zoning, land development and real estate transactions. Mr. Weiner has also created over 100 condominium and community associations, and represents several associations on an ongoing basis. He is past president of the Pennsylvania/Greater Delaware Valley Chapter of the Community Associations Institute. He has also served as chairman of the Montgomery Bar Association Real Estate and Land Use Committee. Mr. Weiner has participated on panels for numerous seminars for the Montgomery Bar Association, the Community Association Institute and other legal education providers. He earned his B.A. degree, *cum honoribus*, from Brown University and his J.D. degree from Boston University School of Law.

**Alan Price Young, Esq.**, is a member of the law firm of Young & Haros, LLC, in Stroudsburg, Pennsylvania. He received his B.S. degree in electrical engineering from Lehigh University and his J.D. degree from Cornell Law School. A member of the Monroe County and Pennsylvania Bar Associations, Mr. Young is also a sustaining member of Community Associations Institute and a member of the College of Community Association Lawyers. His primary areas of practice are real estate and business law, and he has had significant experience in representing community associations and planned communities in eastern and central Pennsylvania. He has served often as a lecturer for many seminars, including programs for the Pennsylvania Bar Institute. Mr. Young participates as a faculty member regularly in annual Pennsylvania CLE courses and in advanced programs on Developing Common Interest Ownership Projects and the Pennsylvania Uniform Planned Community Act.

Attendee comments from other Lorman seminars:  
**"Very impressive and informative seminar."**

— Kiran Suresh



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