



MULCAHY LAW FIRM, P.C.

Beth Mulcahy
Kristen Rosenbeck
Laura Mensah

bmulcahy@mulcahylaw.net
krosenbeck@mulcahylaw.net
lmensah@mulcahylaw.net

May 6, 2010

VIA EMAIL ONLY

RAM Management Services LLC
20634 N 28th Street, Suite 150 & 155
Phoenix, AZ 85050

RE: Association Management

Dear Greg,

As you know, our office represents over 1,000 community associations in Arizona. Our representation consists of residential, commercial, office condominium and industrial condominium associations.

Management of community associations is unique and is not governed by any agency in Arizona at this time. Property management of rental properties and individually/entity owned properties is governed under the Arizona Department of Real Estate and requires property managers to hold a real estate license; however, community management does not have that same requirement. Because of terminology, often 'community management' or 'association management' is referred to as 'property management' and creates a misunderstanding regarding the legal requirements and requisite licenses a manager for 'community management' or 'association management' must have. There are organizations that offer education courses (for example: Arizona Association of Community Management ("AACM"); Community Associations Institute ("CAI")); however, such courses and licenses are not required nor mandated by the state. In fact, many of my clients are managed successfully by 'community managers' or 'association managers' that do not hold a real estate license or any other certification, as it is not required and is not necessary for adequate and successful representation of community associations.

Please contact me if you should have any comments or questions. Thank you.

Sincerely,

/s/ *Kristen Rosenbeck*

Kristen Rosenbeck