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Manager: Greg Gillham (CAAM®)



Leslie & Greg

Links

Arizona Association of
Community Managers (AACM®)
<http://www.aacmonline.org>

Chris Keeley
Associate V.P. | Industrial Properties
Colliers International
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Kristen L. Rosenbeck, Esq.
Partner - Mulcahy Law Firm, P.C.
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Arizona Revised Statutes (A.R.S.)
Title 33 - Property
Chapter 9 - Condominiums
[http://www.azleg.state.az.us/
arizonarevisedstatutes.asp](http://www.azleg.state.az.us/arizonarevisedstatutes.asp)



RAM Management Services, LLC

Specializing in Commercial, Office and Industrial Condominium Association Management

Biography

My background consists of almost 30 years of Military and Commercial flying. As a captain for Southwest Airlines I am approaching the end of my professional flying career. While it is a passion I will never leave behind, I have explored other pursuits over the years as well. Residential and light commercial construction and management have been an on-going project in my life during my career with the airlines. My family has owned industrial property in Texas and Arizona over the years, and I have served as the association and construction manager for these properties. I have decided to specialize in association management for commercial, office and industrial complexes. With 15 plus years of construction and association management, my knowledge and experience has evolved into an "All-Inclusive" approach to association management.

There seems to be a lack of clarity on what is actually required to perform services as an association manager in the state of Arizona. The predominate phrase people use for this type of management is "Property Manager or Property Management". Arizona Revised Statutes Title 32 Chapter 20 stipulates a person hold a current real estate brokers license to perform "Property Management". Arizona does not require a real estate license or any other special certifications for association managers/management companies. The state views this as "Community Association Management". Even though the state does not require any special training or certification, I have received the accreditation of Certified Arizona Association Manager (CCAM®). The organization which provides this training is Arizona Association of Community Managers (AACM®) and my status can be verified following the sidebar link. Kristen Rosenbeck of the Mulcahy Law Firm has written a very clear opinion letter on this very subject.

I look forward to meeting in person and having the opportunity to show you what my company can do for your association. We can work together to save your association valuable funds.

Services

"The All-Inclusive Approach"

- ◆ Upon turnover a "Courtesy Review" of the Corporate documents (at no cost to association) by Kristen Rosenbeck of the Mulcahy Law Firm. Kristen's recommendations will be presented to the board for review and/or adoption. The Mulcahy Law Firm represents over 1,000 community associations in Arizona. Link to Kristen Rosenbeck and Mulcahy Law Firm in sidebar.
- ◆ Chris Keeley of Colliers International is a true advocate for unit owners. Chris specializes in the Deer Valley Airpark and is the author of the annual Deer Valley Airpark 2020 Report. For all your real estate needs and/or questions, please follow the link to Chris Keeley in sidebar.
- ◆ RAM has negotiated with vendors and licensed contractors for most services needed by associations and have included them in RAM's all-inclusive pricing. This is a significant savings to the association. Please refer to "Scope of Services" for complete listing of all services provided.
- ◆ RAM also maintains an in-house crew for immediate attention calls. My personal cell number is provided to the association to call 24/7. This gives the board the responsive attention you deserve.
- ◆ RAM's contractor discounts on products and services are passed on to the association.
- ◆ My philosophy is to work closely with the association board to explore all possible areas down to the type of "light bulbs" used to save money for the association. Yes, I do have a relationship with a commercial lighting supplier. So when I say "All-Inclusive Approach" I mean whatever the association needs, RAM has ability to provide it, and at a DISCOUNT!

Mission

Provide responsive professional service and **PINCH EVERY PENNY** to save money for the association. Give us a chance to show you a **Cost Effective Method** to "Association Management".

Guarantee

If for ANY reason the "Association Board or Owners" are not completely satisfied with RAM's service after 6 months, RAM will PAY transfer costs incurred by the association to move to another company.