

Bylaws of  
The San Diego Chapter of  
**The National Association of Residential Property Managers**

ARTICLE I: Name, Purposes, Powers and Definitions

Section A: Name

The name of this organization shall be the San Diego chapter of the National Association of Residential Property Managers, Inc., hereinafter referred to as the Chapter. [REQUIRED]

Section B: Purpose

The purposes for which the organization is established are to:

1. Establish a permanent trade association in the residential property management industry in the greater San Diego County region.
2. To promote a standard of business ethics, professionalism and fair practices among its members.
3. To establish and promote education of its members.
4. To provide and promote an exchange of ideas regarding residential property management.
5. To educate and promote legislative initiative in the [insert geographic area, such as city, state, or regional area]

Section C: Powers

The chapter may exercise all powers granted to it as a corporation organized under the non-profit corporation laws of the State of California.

1. The chapter shall be subject to all rules, regulations, ethics, and
2. Chapter bylaws shall not conflict with those of the National Association of Residential Property Managers, Inc., hereinafter referred to as the national association.

Section D: This chapter's geographical definition shall be: greater San Diego County region

ARTICLE II: Membership

Professional, Associate, Support Staff, Affiliate Member, ~~Junior, Student, Academic~~, and Honorary Members

Section A: Professional Member

Professional Member shall be an individual actively engaged in the management of residential properties as an agent for others. The individual must follow his/her specific state regulatory licensing law regarding licensure in performing the duties of a property manager. This member has completed a course of instruction covering the NARPM® Code of Ethics.

A Professional Member may also be an employee of a company, or employee of a property owner, or employee of an investor, who handles all aspects of residential property management. These individuals must comply with state licensing laws, but do not hold an active real estate license.

#### Section B: Associate Member

An Associate Member shall be an individual actively engaged in the management of residential properties as an agent for others. The individual must follow his/her specific state regulatory licensing law regarding licensure in performing the duties of a property manager. An Associate Member cannot hold the RMP® and/or MPM® designation, or hold elective office.

An Associate Member may also be an employee of a company, or employee of a property owner, or employee of an investor, who handles all aspects of residential property management. These individuals must comply with state licensing laws, but do not hold an active real estate license.

#### Section C: Support Staff

A Support Staff Member shall be a person acting in the role of support in the office of a Professional Member and the Support Staff Member must not be acting in a capacity requiring licensure according to his/her state's regulatory licensing law. A Support Staff Member does not vote or hold elective office.

#### Section D: Affiliate Member

An Affiliate Member shall be an individual or business entity, which provides products, services or expertise to the residential property management industry. Requirements relating to acceptance into affiliate membership, suspension of affiliate membership shall be identical to those specified for members, except that affiliate members are not eligible to vote; However, affiliate members CAN be a chairperson and CAN serve in advisory positions to the executive committee or chairpersons or committee members. An affiliate member does not vote or hold elective office.

The Chapter [choose one] shall/shall not recognize all NARPM® National Affiliate Members as Affiliate Members of this Chapter.

#### Section I: Application by Professional, Associate, or Support Staff. Members:

1. Acceptance into membership: An applicant for membership in a chapter shall first be a member of the national association. A member of the national association may be a member of more than one chapter as long as that member meets all requirements for each chapter membership. New Members must complete a Code of Ethics course of instruction from the National Association of Residential Property Managers to become a Professional Member.
2. Vote: Voting member shall be eligible-to vote in person at the annual meeting of the chapter in which officers are elected. Any member shall be eligible to vote at all meetings of sub-committees upon which the member serves, if any.

## ARTICLE III: Suspension, Termination and Resignation of Membership

### Section A: Suspension of Membership

Suspension of membership shall result in a member being unable to vote in chapter matters for a period of time designated by these or the national association bylaws or, where such discretion is authorized by the national association, for any one of the following reasons:

1. Suspension of membership: Suspension of membership for reasons stated in the bylaws of the national association.
2. By notification of the National NARPM® Board of Directors as a result of violations of the Code of Ethics and Standards of Professionalism.

### Section B: Termination of Membership

Membership shall be terminated for reasons identified below. Upon termination, a member shall lose all rights and interests in the chapter and the national association.

1. Resignation:
  - a. Any member, other than Affiliate Member, may resign at any time by forwarding a letter stating such intent to the [name of chapter] and the National Association, if applicable. The letter shall indicate the date on which the resignation is effective. No refund of chapter or national association dues shall be made for any reason.
  - b. Affiliate member may resign at any time by forwarding a letter stating such intent to the Chapter. The letter shall indicate the date on which the resignation is effective. No refund of chapter or national association dues shall be made for any reason.
2. Failure to Pay Obligations: Membership shall terminate automatically when a member fails to pay annual Chapter dues within 75 days of the due date. Members may file a letter of appeal to the executive committee should an extension be needed to pay obligation.
3. Delinquency in Payments: Any member failing to pay sums due to the National Association within 30 calendar days of an invoice due date, shall be considered delinquent. Delinquency status shall remain in effect for one year, or until payment of obligations is made in full, whichever occurs first.
4. Code of Ethics Violations: By notification from the National Association to the Chapter executive committee, of a violation(s) of the Code of Ethics and Standards of Professionalism or for non-payment of national annual dues.

### Section C: Reinstatement of Membership

A former member still meeting all membership requirements shall be reinstated:

1. Upon request, if such request is received during the calendar year during which a resignation occurred.
2. Upon request, provided that all financial indebtedness incurred has been paid and is current.

3. After a waiting period of one calendar year from the date of termination as a result of a presidential request or by an action of the board of directors of the national association.
4. Upon request through the normal application procedures, if the resignation occurred beyond the current fiscal year.

#### ARTICLE IV: Executive Committee/Board of Directors

##### Section A: Responsibilities

The chapter executive committee/board of directors, hereinafter known as the committee, shall have responsibility for the management of the chapter and shall exercise all rights and powers not expressly reserved by these bylaws or the bylaws of the national association. Such management responsibilities shall include, but not be limited to:

1. Establishing and implementing an organization framework for the chapter.
2. Establishing new or modifying existing operating rules that are not inconsistent with these bylaws, the bylaws of the national association or their intent. Changes to the bylaws must be submitted to the board of directors of the national association for approval.
3. Establishing annual chapter dues, application fees and special assessments.
4. Establishing new committees and dissolving existing committees.

##### Section B: The Executive Committee

All chapter executive committee members should faithfully attend all chapter executive committee meetings, the executive committee, hereinafter known as the committee, shall be composed of Five (5) officers as follows:

1. President: The president shall:
  - a. Be the chief executive officer of the chapter.
  - b. Preside at all meetings of the chapter.
  - c. Act as an alternate signatory for funds withdrawn from the chapter account(s).
  - d. Sign all legal documents.
  - e. Undertake responsibility for such other activities as deemed appropriate by the committee.
  - f. Shall ensure the completion of all documentation required by the National Association.
  - g. Serve a term of one year commencing with the beginning of the new calendar year.
  - h. Must be a Professional Member of the Chapter.
  - i. Must attend annual Board Leadership Training offered by the National Association of Residential Property Managers. [REQUIRED]
2. President-Elect: The president-elect shall:
  - a. Act as an alternate signatory for funds to be withdrawn from the chapter account(s).
  - b. Fulfill the responsibilities of the president during his/her absence.
  - c. Replace the president at the end of the fiscal year.
  - d. Automatically accede to the presidency during a calendar year when the presidency becomes vacant.

- e. Undertake other activities as are deemed appropriate by the president.
- f. Serve a term of one year commencing with the beginning of the calendar year.
- g. Must be a Professional Member of the Chapter.
  
- h. Notify all chapter members of upcoming meetings
- i. Coordinate speakers and lecturers that are relevant to the residential industry for chapter meetings.
- j. Undertake responsibility for such other activities as deemed appropriate by the committee.
- k. Oversee the submission of Chapter reports including Chapter Excellence submission
- l. Must be back up for attendance at annual Board Leadership Training offered by the National Association of Residential Property Managers if the President is unable to attend. [REQUIRED]

3. Secretary: The secretary shall:

- a. Maintain current chapter membership records to coincide with the national association's membership database.
- b. Record, maintain and distribute minutes of all regular and special meetings of the committee as appropriate.
- c. File all federal, state and local reports as needed.
- d. Undertake responsibility for such other activities as deemed appropriate by the committee.
- e. Serve a term of one year commencing with the beginning of the calendar year.
- f. Must be a Professional Member of the Chapter.

4. Treasurer: The treasurer shall:

- a. Be a signatory for all funds withdrawn from chapter account(s).
- b. Distribute annual renewal notices for chapter dues and special assessments.
- c. Deposit all funds into a federally insured financial institution.
- d. Prepare a financial report for the committee upon request.
- e. Prepare an end-of-fiscal year report for the national association.
- f. File tax and other financial reports with the appropriate government agencies.
- g. Undertake responsibility for other such activities as deemed appropriate by the committee.
- h. Serve a term of one year commencing with the beginning of the calendar year.
- i. Must be a Professional Member of the Chapter.

6. Past President

- a. Shall serve as Chairman of the Nominating Committee
- b. Undertake responsibilities as assigned by the President
- c. Serve a term of one year commencing with the beginning of the calendar year.

## ARTICLE V: Eligibility, Nominations, Elections, Terms of Office and Vacancies

### Section A: Eligibility

To be eligible to serve as a chapter officer, an individual shall be a member in good standing with both the chapter and the national association. Furthermore, the chapter member must be willing to fulfill the duties of the office to which he/she is elected, including those duties relating to the national association.

## Section B: Notification of Members

Chapter members shall be notified in writing, or electronically if approved by the Chapter Executive Committee, of the pending election and nominations solicited from chapter members at least thirty (30) days prior to the end of the calendar year. Nominations shall be done in two ways:

- a. Write-in: Any member who writes in the name of a nominee shall provide a signed letter from the individual so nominated indicating the said individual's willingness to serve if elected and signed by five percent (5%) of the professional chapter members.
- b. In Person: Any member who is present during the electoral process can be nominated.

## Section C: Elections

Elections shall be conducted **no later than the September** chapter meeting, or electronically **no later than the month of September**, if approved by the chapter executive committee, prior to the end of the calendar year.

1. Presiding Authority: The outgoing president shall conduct the election. The outgoing president can delegate the electoral process to the president-elect or any other chapter member provided that member is not a nominee.
2. Nominating Committee – The immediate past president shall serve as chair of the nominating committee and the President shall appoint the other two members of the committee. The recommendation of the Nominating Committee shall be approved by the [Chapter Name] Executive Committee and presented to the membership for final vote.
3. Uncontested Offices: The presiding authority shall identify **to the membership** those offices for which there is only one nominee. Upon a motion to close the nominations for such offices, that nominee shall be considered duly elected.
5. Contested Offices: In the case of contested office(s), each office shall be dealt with through a ballot presented to those who are in attendance at the chapter meeting, or electronically if approved by the chapter executive committee. The nominee receiving a simple majority shall be elected to the position.
6. **The Chapter SHALL allow nominations from the floor of the chapter meeting. If electronic elections take place write-In Candidates must be solicited. Write-in candidates shall be added to the slate if said candidate's names are presented in writing to the Nominating Committee thirty (30) days before the election, accompanied by the signatures of ten percent (10%) of the professional members in good standing recommending the candidates for a director or for an officer position.**

## Section D: Term of Office

An officer's term of office shall commence with the beginning of the chapters calendar year and conclude at the end of the same. Officer terms are two consecutive years.

## Section E: Vacancy

An office shall be declared vacant when an officer:

1. Resigns that office through written notification to the president or the secretary.
2. Is no longer eligible for membership in the chapter or the national association.
3. Is no longer capable of fulfilling duties of the office involved.

## Section F: Filling a Vacated Office

In the event that the position of president is vacated, the president-elect shall automatically fill that position and shall continue to serve as both president and president-elect. In the case of other officers, a vacated office shall be filled:

1. When: When more than three (3) calendar months remain before the next election at which the vacancy shall be filled.
2. Procedure: By an individual nominated and approved by the executive committee **to fill the remaining year of the term. At the next election, the remainder of the term for the office must be filled through the nominations process.**

## ARTICLE VI: Meetings, Locations and Majority Rules

Section A: The executive committee shall meet with the same frequency as the chapter meetings, or at a time approved by the chapter executive committee, **which must be no fewer than four (4) meetings annually.**

1. Notice of Regular Meeting: With the advice and consent of the president, the secretary shall notify all members of the executive committee of the date, time and place by regular letter mailed to each member of the committee.
2. Waiver of Notice: Attendance by any member of the executive committee at a regularly scheduled meeting at which date, time and place is established for the next meeting shall constitute a waiver of notice of the next regular meeting of the committee.
3. Electronic Meetings: If approved by the chapter executive committee, meeting can be held electronically in order to conduct the business of the chapter.

## Section B: Location

All meetings of the chapter shall be held within the geographic definition of the chapter. All meetings of the executive committee shall be held within the geographic definition of the chapter unless otherwise waived by all the members of the executive committee. Annual meeting location of the Chapter shall be approved by the Executive Committee.

## Section C: Quorum

1. A Majority of the executive committee officers in attendance shall constitute a quorum.
2. Quorum: A quorum to conduct business by the members shall be 10% of the member eligible to vote at a regularly scheduled meeting. A chapter event can be held without a quorum but no business can be conducted

## Section D: Simple Majority Vote

All actions and decisions of the executive committee shall be made official by simple majority vote of the members present at any regular or special meeting of the committee, unless otherwise precluded by law.

## ARTICLE VII: Committees

### Section A: Appointment

Except as otherwise stated in these bylaws or the bylaws of the national association, the chairpersons and members of all sub-committees shall be appointed by the president with the advice and consent of the executive committee.

### Section B: Responsibilities

Committees shall undertake such responsibilities as are identified in these bylaws or as may be assigned to them by the president with the advice and consent of the executive committee. No sub-committee may take any action on behalf of or representative of the chapter unless specifically authorized by the executive committee.

### Section C: Creation and Dissolution

The president, with the advice and consent of the executive committee, shall have the authority to create and dissolve sub-committees according to the needs of the chapter.

## ARTICLE VIII: Code of Ethics & Standards of Professionalism.

### Acknowledgment and Enforcement

As a condition of membership, all Professional Members of NARPM® must complete a NARPM® Code of Ethics training once within a four year period, beginning January 1, 2012, and each four year period thereafter. Each Professional Member of the association is required to complete a NARPM® approved ethics training either in classroom or through other means as approved by the board of directors of NARPM® National.

Failure to satisfy this requirement will result in the professional members reverting to an associate member until course is completed.

### Section A: Acknowledgment

A Chapter Charter is granted **by the National Association of Residential Property Managers, Inc.**, only upon the acknowledgment that the chapter members shall:



1. Be familiar with Code: Read and be familiar with the applicable Code of Ethics to which continual adherence is mandatory for continuation of a Chapter Charter and individual membership.
2. Be Unopposed to Application: By receipt of the Chapter Charter, the chapter does hereby formally agree to not take any legal action(s) against the national association, its officer(s), director(s), committee chairperson(s), committee member(s) or the chapter, its officer(s), sub-committee chairperson(s) or sub-committee member(s) for any prescribed action identified by these bylaws or the bylaws of the national association taken for the purpose of enforcing the applicable Code of Ethics and Standards of Professionalism.

#### Section B: Enforcement

It is the duty of the President of the chapter to report all violations to national association's Code of Ethics and Standards of Professionalism to the national association's grievance committee.

### ARTICLE IX: Financial Considerations

#### Section A: Calendar Year

The chapter's financial year shall be a calendar year.

#### Section B: Chapter Dues

A The Chapter may charge annual and pro-rated dues, subject to approval by the national association, as outlined below:

1. Payable: Dues for local chapters are payable no later than January 1 of each year.
2. Non-payment of Dues: Failure to pay the annual chapter dues within [90] days after the first day of the year shall result in automatic termination of chapter membership unless there are extenuating circumstances.
3. Member Dues: The amount of the Chapter dues for all members and each class of membership shall be established annually by the board of directors during the budgeting process.
4. Affiliate dues: The amount of local chapter dues for Affiliate dues shall be established annually by the board of directors during the budgeting process. The chapter [WILL] not charge dues to National Affiliate members.
5. Late Fees: Any payment received after the due date will be considered late, and a late fee will be assessed. The Board of Directors must approve any schedule of late fees or returned check fees during the budgeting process.

#### Section C: Special Assessments

Special Assessments may be established by the executive committee and imposed upon its chapter members and/or affiliate members for a specific funding purpose. The purpose and amount of any special assessment shall be announced at a regular or special meeting of the chapter prior to the imposition of such an assessment. No more than one special assessment may be imposed in any calendar year.

## Section D: Budget

The treasurer, in conjunction with the executive committee, shall prepare an itemized budget of income and expenses for each calendar year. The budget shall not exceed the chapter's ability to pay the same and shall be approved by the [chapter name] Executive Committee or Board of Directors.

## Section E: Non-Binding

The chapter shall not have any authority to financially obligate or bind the ~~national association~~ **National Association of Residential Property Managers, Inc.**, for any reason.

## ARTICLE X: Proposals and Procedures for Amending

### Section A: Proposals

Amendments to these bylaws may be proposed by any chapter member or board of director of the **National Association of Residential Property Managers, Inc.**, at any time through a letter addressed to the executive committee and presented or mailed to the secretary. Any proposal shall be studied by the entire executive committee or an officer of the executive committee or by a sub-committee created and/or assigned for that purpose as appointed by the president.

### Section B: Procedure for Amending

The entity assigned for the purpose of reviewing proposed Bylaw revisions shall present the proposed amendment to the executive committee with its findings and proposed recommendations of actions. A two-thirds majority of the Executive Committee is necessary in order to amend these bylaws.

Once approved by the Chapter Executive Committee, amendments shall be subject to approval by the board of directors of the **National Association of Residential Property Managers, Inc.**, prior to their implementation or adoption by the chapter and a final copy of these bylaws are to remain on file at national's office.

## ARTICLE XI: Miscellaneous

### Section A: Invalidity

The invalidity of any provision of these bylaws shall not impair or affect in any manner the validity, enforceability or affect of the remainder of these bylaws.

### Section B: Waiver

No provision of these bylaws shall be deemed to have been abrogated or waived by reason of any failure to enforce the same, regardless of the number of violations or breaches which may have occurred.

### Section C: Hold Harmless and Indemnify

The chapter shall hold harmless and indemnify members of the executive committee, officer(s), sub-committee chairperson(s) and sub-committee members, as well as the national association, its board of directors, officers, chairpersons and committee members who are acting within the scope of their responsibilities, duties or these bylaws.

## Section D: State Laws

These bylaws may be amended to conform and comply with the laws, statutes, rules and regulations of the governing bodies of local, county and/or state authorities that have jurisdiction. Should amendments to these bylaws be required by [insert state name] state law, Chapter shall notify the National Association of said amendments but no further action will be required.

## Section E. Sexual Harassment

**Any member of the Association may be reprimanded, placed on probation, suspended or expelled for harassment of an Association employee or Association Officer or Director after a hearing in accordance with the established procedures of the Association. As used in the Section, harassment means any verbal or physical conduct including threatening or obscene language, unwelcome sexual advances, stalking, actions including strikes, shoves, kicks, or other similar physical contact, or threats to do the same, or any other conduct with the purpose or effect of unreasonably interfering with an individual's work performance by creating a hostile, intimidating or offensive work environment. The decision of the appropriate disciplinary action to be taken shall be made by the investigatory team comprised of the President, and President-Elect and one member of the Board of Directors selected by the highest ranking officer not named in the complaint, upon consultation with legal counsel for the Association. If the complaint names the President, or President-Elect, they may not participate in the proceedings and shall be replaced by the Immediate Past President or, alternatively, by another member of the Board of Directors selected by the highest ranking officer not named in the complaint.**

## Section E: Dissolution

Should the membership vote by majority to dissolve the operations of the San Diego Chapter, all remaining funds in the treasury will be sent to the National Association of Residential Property Managers.

Department of the Treasury  
Internal Revenue Service

for Tax-Exempt Organization not Required to File Form 990 or 990-EZ

2020

Open to Public Inspection

**A** For the **2020** Calendar year, or tax year beginning **2020-01-01** and ending **2020-12-31****B** Check if available☐ Terminated for Business☒ Gross receipts are normally \$50,000 or less**C** Name of Organization: **SAN DIEGO CHAPTER OF THE  
NARPM INC****444 South Cedros Ave,  
Solana Beach, CA, US, 92075****D** Employee Identification  
Number **80-0157263****E** Website:<https://sandiego.narpm.org/>**F** Name of Principal Officer: **Jason Riehl****444 South Cedros Ave,  
Solana Beach, CA, US, 92075**

**Privacy Act and Paperwork Reduction Act Notice:** We ask for the information on this form to carry out the Internal Revenue laws of the United States. You are required to give us the information. We need it to ensure that you are complying with these laws.

The organization is not required to provide information requested on a form that is subject to the Paperwork Reduction Act unless the form displays a valid OMB control number. Books or records relating to a form or its instructions must be retained as long as their contents may become material in the administration of any Internal Revenue law. The rules governing the confidentiality of the Form 990-N is covered in code section 6104.

The time needed to complete and file this form and related schedules will vary depending on the individual circumstances. The estimated average times is 15 minutes.

**Note:** This image is provided for your records only. Do Not mail this page to the IRS. The IRS will not accept this filing via paper. You must file your Form 990-N (e-Postcard) electronically.

**From our treasurer:**

**I do not have the 2020 financials completed yet. Was on my list to get started this week, my accountant is slammed.**

Your campaign Jan 15th! AB 1482 Rent Caps and Just Cause has been sent

Constant Contact <support@constantcontact.com>

Fri 1/10/2020 7:08 AM

To: michael.braddon@outlook.com <michael.braddon@outlook.com>



Dear Michael Braddon,

Your campaign '**Jan 15th! AB 1482 Rent Caps and Just Cause**' was sent on 1/10/2020 around 10:02 AM EST.

Below is a copy of the message your subscribers received. See how your campaign is doing by visiting Reports [in your account](#) to get real-time results and stats.

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**Subject:** Jan 15th! AB 1482 Rent Caps and Just Cause

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## AB 1482 Rent Caps and Just Cause

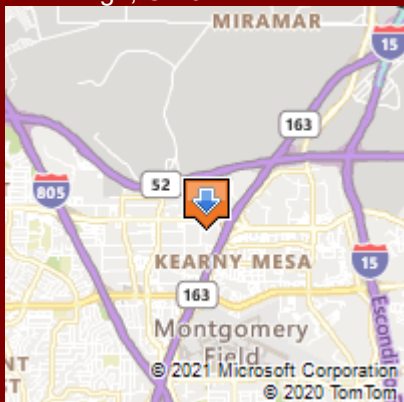
*Presented by Wendy St John*

### When

Wednesday, January 15, 2020  
from 11:25 AM to 1:30 PM PST  
[Add to Calendar](#)

### Where

**SDAR**  
4845 Ronson Court  
San Diego, CA 92111



[Driving Directions](#)

**[Register Now!](#)**

[I can't make it](#)

AB1482 passed imposing rent caps and just cause throughout the State of California, despite the overwhelming voter turnout against Prop 10 last year.

This presentation will go over the rent caps and their exemptions, the just cause eviction protections including the tenant fault and non-fault evictions, relocation requirements under 1482, and the new disclosure requirements.

While the law is relatively new and there is missing direction from the legislature on some issues, this presentation will be a good overview of the new restrictions and requirements.

### About Wendy St John

Wendy St. John has practiced law with Kimball, Tirey & St. John LLP since 1983 and has been a Senior Partner at KTS since 1990. She specializes in litigation, and has tried thousands of cases. Her litigation experience also includes arbitration, mediation, and jury trials. She has expertise in evictions after foreclosure, commercial evictions and breach of lease matters.

[VISIT SAN DIEGO  
WEBSITE](#)

**WHEN**

Wednesday, January 15, 2020  
11:30am - 1:00pm

**WHERE**

SDAR  
4845 Ronson Court  
San Diego 92111

Lunch is Provided.

**PRE REGISTRATION COST**

NARPM Members Advanced Paid Registration \$25  
\*\$30 at the Door

Affiliates Advanced Paid Registration \$25  
\*\$30 at the Door

Non-members Advanced Paid Registration \$30  
\*\$35 at the Door

**Online Pre-Paid Registration Closes on Sunday,  
January 12, 2020 Midnight.**

\*Please note: When selecting pay at the door option during online registration there is a \$5 at the door fee.

No Longer Accepting Checks or Cash at the door, only CC.

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NO FEE OPTION: We have an option to register without charging a fee if you have prepaid for the year.

If you ALREADY paid for the year, then please choose to "Pay at the Door" to register!

**CONTACT**

Mark Scott  
mscott@encorerealtysd.com

**[Register Now!](#)**

[I can't make it](#)



3/15/2021

Mail - Michael Braddon - Outlook

San Diego NARPM Chapter, 1210 28th Street, San Diego, San Diego, CA 92102

[SafeUnsubscribe™ michael.braddon@outlook.com](#)

[Forward email](#) | [Update Profile](#) | [About our service provider](#)

Sent by [michael@sdnarpn.org](mailto:michael@sdnarpn.org) in collaboration with



Try email marketing for free today!



## Your campaign Round Table Discussion has been sent

Constant Contact <noreply@constantcontact.com>

Mon 2/17/2020 10:51 AM

To: michael.braddon@outlook.com <michael.braddon@outlook.com>



Dear Michael Braddon,

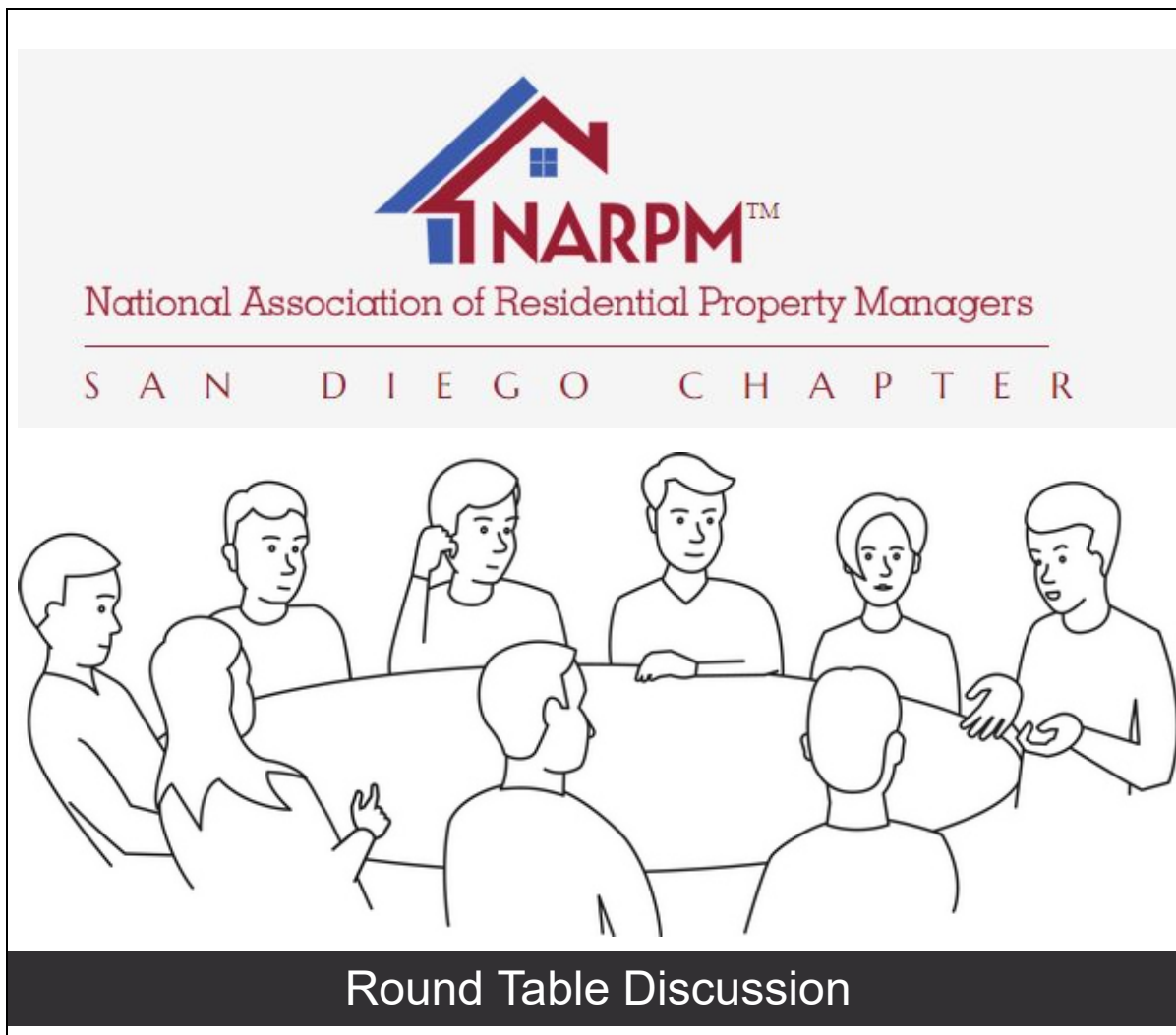
Your campaign '**Round Table Discussion**' was sent on 2/17/2020 around 1:51 PM EST.

Below is a copy of the message your subscribers received. See how your campaign is doing by visiting Reports [in your account](#) to get real-time results and stats.

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**Subject:** Round Table Discussion

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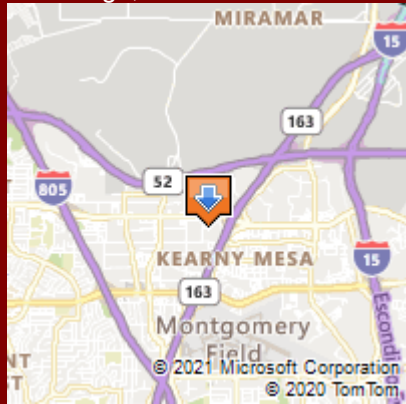


**When**

Wednesday, February 19, 2020  
from 11:30 AM to 1:00 PM PST  
[Add to Calendar](#)

**Where****SDAR**

4845 Ronson Court  
San Diego, CA 92111



[Driving Directions](#)

**[Register Now!](#)**

[I can't make it](#)

**[VISIT SAN DIEGO  
WEBSITE](#)**

A member led round table discussion. Come participate and learn from your fellow members, share your best practice or learn one or two tips to help you run a successful business.

**Three table discussions:**

1. Marketing your business
2. Franchise Board and DRE Audits
3. AB1482

**WHEN**

Wednesday, February 19, 2020  
11:30am - 1:00pm

**WHERE**

SDAR  
4845 Ronson Court  
San Diego 92111

Lunch is Provided.

**PRE REGISTRATION COST**

NARPM Members Advanced Paid Registration \$25  
\*\$30 at the Door

Affiliates Advanced Paid Registration \$25  
\*\$30 at the Door

Non-members Advanced Paid Registration \$30  
\*\$35 at the Door

**Online Pre-Paid Registration Closes on Monday,  
February 17, 2020 Midnight.**

\*Please note: When selecting pay at the door option during online registration there is a \$5 at the door fee.

No Longer Accepting Checks or Cash at the door, only CC.

**NO FEE OPTION:** We have an option to register without charging a fee if you have prepaid for the year.

If you **ALREADY** paid for the year, then please choose to "Pay at the Door" to register!

**CONTACT**

Michael Braddon  
michael@orionmrinc.com

Lisa Fore  
lfore@mcclainproperties.com

Tom Gallanis  
tom@crystalkeymgmt.com

**[Register Now!](#)**

[I can't make it](#)

San Diego NARPM Chapter, 1210 28th Street, San Diego, San Diego, CA 92102

[SafeUnsubscribe™ michael.braddon@outlook.com](#)

[Forward email](#) | [Update Profile](#) | [About our service provider](#)

Sent by [michael@sdnarpn.org](mailto:michael@sdnarpn.org) in collaboration with



Try email marketing for free today!

## Your campaign New Workplace Laws & AB 5 has been sent

Constant Contact <noreply@constantcontact.com>

Thu 3/12/2020 1:52 PM

To: michael.braddon@outlook.com <michael.braddon@outlook.com>



Dear Michael Braddon,

Your campaign '**New Workplace Laws & AB 5**' was sent on 3/12/2020 around 4:52 PM EDT.

Below is a copy of the message your subscribers received. See how your campaign is doing by visiting Reports [in your account](#) to get real-time results and stats.

---

**Subject:** New Workplace Laws & AB 5

---





## New Workplace Laws & AB 5

### When

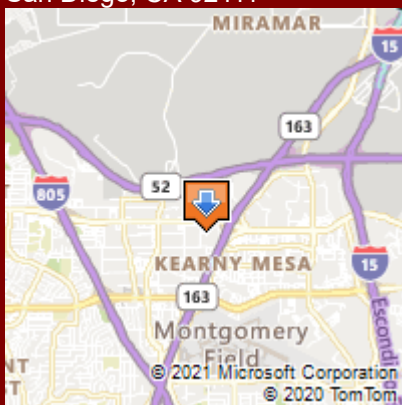
Wednesday, March 18, 2020 from  
11:30 AM to 1:30 PM PDT

[Add to Calendar](#)

### Where

#### SDAR

4845 Ronson Court  
San Diego, CA 92111



[Driving Directions](#)

Learn How The New California Regulations Impact Property Managers

1. AB 5, contractor Vs. employee, exclusions to the rule.
2. New California regulations for Non-Harassment training.
3. Cal-Savers program requirements and 401k.
4. New W4 form for 2020
5. OSHA and Cal OSHA requirements



David Dare Regional Manager of  
Puzzle HR

[Register Now!](#)

[I can't make it](#)

[VISIT SAN DIEGO  
WEBSITE](#)

### WHEN

Wednesday, March 18, 2020  
11:30am - 1:30pm

### WHERE

SDAR  
4845 Ronson Court  
San Diego 92111

Lunch is Provided.

PRE REGISTRATION COST  
NARPM Members Advanced Paid Registration \$25  
\*\$30 at the Door

Affiliates Advanced Paid Registration \$25  
\*\$30 at the Door

Non-members Advanced Paid Registration \$30  
\*\$35 at the Door

**Online Pre-Paid Registration Closes on Tuesday,  
March 17, 2020 midnight.**

\*Please note: When selecting pay at the door option during online registration there is a \$5 at the door fee.

No Longer Accepting Checks or Cash at the door, only CC.

---

NO FEE OPTION: We have an option to register without charging a fee if you have prepaid for the year.

If you ALREADY paid for the year, then please choose to "Pay at the Door" to register!

CONTACT  
Michael Braddon  
michael@orionmrinc.com

Lisa Fore  
lfore@mclainproperties.com

Tom Gallanis  
tom@crystalkeymgmt.com

**[Register Now!](#)**

[I can't make it](#)

San Diego NARPM Chapter, 1210 28th Street, San Diego, San Diego, CA 92102

[SafeUnsubscribe™ michael.braddon@outlook.com](#)

3/15/2021

Mail - Michael Braddon - Outlook

[Forward email](#) | [Update Profile](#) | [About our service provider](#)

Sent by [michael@sdnarpn.org](mailto:michael@sdnarpn.org) in collaboration with



Try email marketing for free today!





Your campaign COVID-19 Discussion with KTS and a round table meeting has been sent

Constant Contact <noreply@constantcontact.com>

Mon 4/13/2020 11:59 AM

To: michael.braddon@outlook.com <michael.braddon@outlook.com>



Dear Michael Braddon,

Your campaign '**COVID-19 Discussion with KTS and a round table meeting**' was sent on 4/13/2020 around 2:58 PM EDT.

Below is a copy of the message your subscribers received. See how your campaign is doing by visiting Reports [in your account](#) to get real-time results and stats.

---

**Subject:** COVID-19 Discussion with KTS and a round table meeting

---

The logo for the National Association of Residential Property Managers (NARPM) San Diego Chapter. It features a stylized house icon with a blue roof and a red chimney, followed by the text 'NARPM' in a bold, red, serif font. Below this, the text 'National Association of Residential Property Managers' is written in a smaller, red, serif font. At the bottom, the words 'S A N D I E G O C H A P T E R' are written in a red, serif font, spaced out.

## COVID-19 Discussion with KTS and a round table meeting

Wednesday, April 15, 2020  
12:00 pm Pacific Time (US and Canada)



**MARK SCOTT and San Diego NARPM is inviting you to a scheduled  
Zoom meeting**

Meeting ID: 928 316 408

Password: Encore2020

**One tap mobile**

+13462487799,,928316408#,,#,046232# US (Houston)

+17207072699,,928316408#,,#,046232# US (Denver)

**Dial by your location**

+1 346 248 7799 US (Houston)

+1 720 707 2699 US (Denver)

+1 253 215 8782 US

+1 301 715 8592 US

+1 312 626 6799 US (Chicago)

+1 646 558 8656 US (New York)

Meeting ID: 928 316 408

Password: 046232

Find your local number: <https://us04web.zoom.us/j/81234567890>

**JOIN ZOOM MEETING**



San Diego NARPM Chapter | 1210 28th Street, San Diego, CA 92102

[Unsubscribe michael.braddon@outlook.com](#)

[Update Profile](#) | [About Constant Contact](#)

Sent by michael.braddon@outlook.com in collaboration with



Try email marketing for free today!

Your campaign Kimball, Tirey & St. John (KTS) and Agile Digital Marketing has been sent

Constant Contact <noreply@constantcontact.com>

Fri 5/15/2020 7:16 PM

To: michael.braddon@outlook.com <michael.braddon@outlook.com>



Dear Michael Braddon,

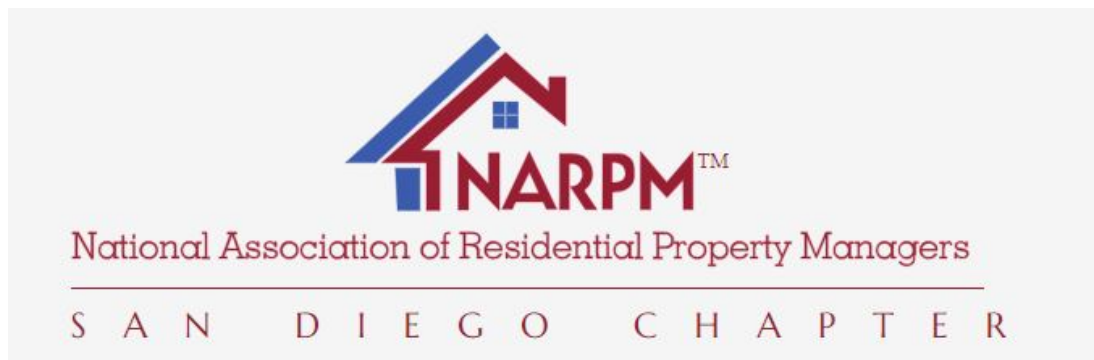
Your campaign '**Kimball, Tirey & St. John (KTS) and Agile Digital Marketing**' was sent on 5/15/2020 around 10:16 PM EDT.

Below is a copy of the message your subscribers received. See how your campaign is doing by visiting Reports [in your account](#) to get real-time results and stats.

---

**Subject:** Kimball, Tirey & St. John (KTS) and Agile Digital Marketing

---



Kimball, Tirey & St. John and  
Agile Digital Marketing

Wednesday, May 20, 2020  
12:00 pm Pacific Time (US and Canada)



**MARK SCOTT and The San Diego NARPM Chapter is inviting you to a scheduled Zoom meeting ...**

**Meeting ID: 824 9604 2977**

**Password: NARPMSD**

**One tap mobile**

+16699009128,,82496042977#,,1#,465522# US (San Jose)

+13462487799,,82496042977#,,1#,465522# US (Houston)

**Dial by your location**

+1 669 900 9128 US (San Jose)

+1 346 248 7799 US (Houston)

+1 253 215 8782 US (Tacoma)

+1 646 558 8656 US (New York)

+1 301 715 8592 US (Germantown)

+1 312 626 6799 US (Chicago)

Meeting ID: 824 9604 2977

Password: 465522

Find your local number: <https://us02web.zoom.us/j/82496042977>

**JOIN ZOOM MEETING**



San Diego NARPM Chapter | 1210 28th Street, San Diego, CA 92102

[Unsubscribe michael.braddon@outlook.com](#)

[Update Profile](#) | [About Constant Contact](#)

Sent by michael.braddon@outlook.com in collaboration with



Try email marketing for free today!

Your campaign NARPM San Diego Covid-19 Affiliate Status has been sent

Constant Contact <noreply@constantcontact.com>

Wed 7/1/2020 8:59 AM

To: michael.braddon@outlook.com <michael.braddon@outlook.com>



Dear Michael Braddon,

Your campaign '**NARPM San Diego Covid-19 Affiliate Status**' was sent on 7/1/2020 around 11:59 AM EDT.

Below is a copy of the message your subscribers received. See how your campaign is doing by visiting Reports [in your account](#) to get real-time results and stats.

---

**Subject:** NARPM San Diego Covid-19 Affiliate Status

---

NARPM San Diego Affiliate Status



National Association of Residential Property Managers

S A N D I E G O C H A P T E R

## NARPM San Diego Affiliate News & Updates

HELLO NARPM MEMBERS AND FRIENDS!

We at the San Diego Chapter NARPM hope this email finds you all healthy and enjoying a new level of "normal" during one of the wildest of rides we have experienced in recent years. Our local Affiliate members are excited to let you know that as "essential workers" we are eager and ready to support our NARPM Members and the housing industry as needed. Below you will find information about any changes in availability, new Covid-19 procedures and even special programs or discounts that are currently being offered. We encourage you to take advantage of the great services provided by our Affiliates!





## A REVITALIZED BATH AND KITCHEN

We are open with no adjusted services; however, patience with returned calls is appreciated. We are taking Covid-19 precautions on a case-by-case basis. Occupied units are more challenging but able to be done. Vacant units are no problem. Click [here](#) to visit our website.



## BILL HOWE PLUMBING INC.

We are open regular hours and after-hours/weekend emergency services for Plumbing, Heating & Air and EMS flood services.

We are using face covering, distancing and following all CDC recommendations. If required and/or requested we can use full Tyvek suits on the job site. For full information go to our website: <https://www.billhowe.com/blog/our-dedication-to-your-safety/>

We do have deals for our individual (non-account) residential customers: <https://www.billhowe.com/coupons/>.

Ask about Disinfectant Fogging!



## CHRISTIAN BROTHERS

Christian Brothers is fully operational and ready for any ready for any emergency building incident that you may have. Also, our technicians are wearing masks to insure client safety. We are open 24/7. For more information, visit website [here](#).



## FLOOD SOLUTIONS, INC.



Flood Solutions is open and available for water damage, mold remediation and reconstruction services. Due to the nature of our business we have always worn PPE when performing our services and we have taken a few extra precautions during these times. The disinfectants we use for our normal services are on the EPA N list: Disinfectants for use against SARS CoV-2. We always have special rates for property managers, give us a call to find out more. Visit our website [here](#).

## JUNKMD+

### JUNK MD

We are open and are offering curbside & no contact appointments with online payment options as well as full service removal & haul, customer's preference.

We are abiding by the guidelines set forth by the CDC. Our employees are wearing masks, social distancing & we have hand sanitizer and cleaning supplies in the truck.

We are offering 15% off for all curbside pick-ups. We also have a \$20 off special for all first time customers.

Visit our website [here](#).



### KERN KEY SERVICES, INC.

Kern Key Services is PPE prepared and operating with safety in mind for our clients, our client's tenants and our staff.

Our technicians are wearing face masks, gloves and carrying plenty of disinfectant. We are insisting on physical distancing in occupied properties and performing necessary safety services 5.5 days each week.

Visit our website [here](#).



### LLOYD PEST CONTROL

We are in full operation and our technicians have been provided with the proper PPE and have been trained to properly use them during pest control applications and inspections.

Now offering Sanitation and Disinfecting services for pathogens like Coronavirus, Hantavirus, influenza and more. We can provide these services to units, offices, laundry rooms, etc. and high use areas like bathrooms, door knobs, light switches, keyboards, mouse and mouse pads, desks and more.

Feel free to reach out at any time for pest control needs or if you're interested in our Sanitation service 619-668-1973 or [martinez@lloydpest.com](mailto:martinez@lloydpest.com).



### **PACIFIC DRAIN & PLUMBING:**

Business as usual however our staff has been working from home. We are taking the required precautions while working in homes or around the public; masks, gloves and booties (when requested). Coupons are available on our Facebook [page](#).



### **QUALITY PLUMBING**

We at Quality Rooter & Plumbing Inc. are open for business and have taken extra precautions with our technicians to provide them with masks, gloves, booties and suits when necessary. We can be reached by telephone at (619) 438-3267 or by email at [Qrp@sandiegoquality.com](mailto:Qrp@sandiegoquality.com). Our regular business hours are Monday through Friday 8:00AM–4:30PM. If you reach the machine please leave a message and we will get back to you as quickly as possible.



### **SAME DAY DAMAGE RESTORATION**

Our field staff are taking precautions by wearing masks and gloves and disinfecting vehicles daily.

We are still offering free thorough water, mold and fire damage inspections. We are offering 5% back towards the Property Managers marketing fund for the next 3 months.

For more information, visit website at: <https://samedaydamagerestoration.com/>



### **SAN DIEGO FLOOD RESTORATION**

We are open and available 24/7/365. We are employing all standard covid-19 PPE protocols. Visit our website [here](#).



### **STAR FLOORING AND REMODELING**

We are open and available by appointment. We are taking precautions for Covid-19 and you can find our plan on our website [here](#).



### **SULLY-JONES ROOFING COMPANY**

We are currently open Monday-Friday. We are following all current CDC recommendations and offer no-contact roofing which includes drone inspections. For more information, visit our website [here](#).



### **THE ROTH LAW FIRM**

We are open while working from home continuing to respond to the legal needs of our clients. Visit our website [here](#).



## WATER HEATERS ONLY, INC.

Water Heaters Only, Inc. is still operating 7 days a week, 365 days a year with no extra charge for evening, weekends or holiday. Phones are answered 24/7/365!

Our technicians all wear masks, gloves and booties and maintain social distance. They can arrive, diagnose and repair or replace a water heater without the need to see the home/business owner or tenant and we are happy to complete the paperwork side of our transaction via phone/email.

When setting up an appointment, we ask if anyone has been sick or diagnosed with Covid-19. We re-confirm that information on day of appointment. For more information, visit our website [here](#).

---

## Please Support our Affiliates

San Diego NARPM Chapter | 1210 28th Street, San Diego, CA 92102

[Unsubscribe michael.braddon@outlook.com](mailto:michael.braddon@outlook.com)

[Update Profile](#) | [About Constant Contact](#)

Sent by michael.braddon@outlook.com in collaboration with



Try email marketing for free today!

Your campaign Zillow Back Office Tools and More! has been sent

Constant Contact <noreply@constantcontact.com>

Thu 8/13/2020 10:05 AM

To: michael.braddon@outlook.com <michael.braddon@outlook.com>



Dear Michael Braddon,

Your campaign '**Zillow Back Office Tools and More!**' was sent on 8/13/2020 around 1:04 PM EDT.

Below is a copy of the message your subscribers received. See how your campaign is doing by visiting Reports [in your account](#) to get real-time results and stats.

---

**Subject:** Zillow Back Office Tools and More!

---



NARPM<sup>TM</sup>  
National Association of Residential Property Managers  
S A N D I E G O C H A P T E R



**Zillow**<sup>®</sup>

**Zillow Back Office Tools and More!**

**When**  
Wednesday, August 19, 2020  
from 12:00 PM to 1:00 PM PDT

Lauren Martin from Zillow Group will be teaching us back office tips and tricks to how best to use Zillow. She will also share with us the changes to Zillow

[Add to Calendar](#)**Where****This is an online event.**

Group marketing. This should be a great meeting because Zillow back office is new to many of us.

**WHEN**

Wednesday, August 19, 2020  
12:00pm - 1:00pm

**WHERE**

Virtual Meeting

Please register and we will send the Zoom link in your confirmation email.

**CONTACT**

Mark W. Scott  
[mark@encorerealtysd.com](mailto:mark@encorerealtysd.com)

**[Register Now!](#)**[I can't make it](#)

Please Thank our Meeting Sponsor  
Scott Costa at Water Heaters Only

[sandiego@waterheatersonly.com](mailto:sandiego@waterheatersonly.com)

<http://waterheaters-sandiego.com>

**NOTICE!**

Looking forward to seeing you all and if you do not appreciate the laws being passed with regard to rental housing please make your NARPM PAC contribution or learn about our PAC by logging into your NARPM account.

**[LOGIN](#)****[VISIT SAN DIEGO  
WEBSITE](#)****[Register Now!](#)**[I can't make it](#)

San Diego NARPM Chapter, 1210 28th Street, San Diego, San Diego, CA 92102

[SafeUnsubscribe™](#) [michael.braddon@outlook.com](mailto:michael.braddon@outlook.com)

[Forward email](#) | [Update Profile](#) | [About our service provider](#)

Sent by [michael@sdnarpn.org](mailto:michael@sdnarpn.org) powered by



Try email marketing for free today!



Your campaign Sept 16th! San Diego NARPM Franchise Tax Board has been sent

Constant Contact <noreply@constantcontact.com>

Mon 9/14/2020 7:16 AM

To: michael.braddon@outlook.com <michael.braddon@outlook.com>



---

Dear Michael Braddon,

Your campaign '**Sept 16th! San Diego NARPM Franchise Tax Board**' was sent on 9/14/2020 around 10:02 AM EDT.

Below is a copy of the message your subscribers received. See how your campaign is doing by visiting Reports [in your account](#) to get real-time results and stats.

---

**Subject:** Sept 16th! San Diego NARPM Franchise Tax Board

---







## San Diego NARPM Franchise Tax Board

### When

Wednesday, September 16, 2020  
from 12:00 PM to 1:00 PM PDT  
[Add to Calendar](#)

### Where

This is an online event.

Sonia Caramazza from the State of California Franchise Tax Board will be presenting on how to be in compliance with California Non-resident Withholding Requirements. Attend this meeting to learn about your role as a withholding agent for non-resident property owners.

### WHEN

Wednesday, Sept. 16, 2020  
12:00pm - 1:00pm

### WHERE

Virtual Meeting  
Please register and we will send the Zoom link in your confirmation email.

### CONTACT

Mark W. Scott  
[mark@encorerealtysd.com](mailto:mark@encorerealtysd.com)

**[Register Now!](#)**

[I can't make it](#)

Please Thank our Meeting Sponsor

[VISIT SAN DIEGO  
WEBSITE](#)



[Register Now!](#)

[I can't make it](#)

San Diego NARPM Chapter, 1210 28th Street, San Diego, San Diego, CA 92102

[SafeUnsubscribe™ michael.braddon@outlook.com](#)

[Forward email](#) | [Update Profile](#) | [About our service provider](#)

Sent by [michael@sdnarpn.org](mailto:michael@sdnarpn.org) powered by



Try email marketing for free today!

## Your campaign CDC FAQs and AB 3088 with KTS has been sent

Constant Contact <noreply@constantcontact.com>

Thu 10/15/2020 10:37 AM

To: michael.braddon@outlook.com <michael.braddon@outlook.com>



Dear Michael Braddon,

Your campaign '**CDC FAQs and AB 3088 with KTS**' was sent on 10/15/2020 around 1:36 PM EDT.

Below is a copy of the message your subscribers received. See how your campaign is doing by visiting Reports [in your account](#) to get real-time results and stats.

---

**Subject:** CDC FAQs and AB 3088 with KTS

---





## CDC FAQs and AB 3088 with KTS

### When

Wednesday, October 21, 2020  
from 12:00 PM to 1:00 PM PDT  
[Add to Calendar](#)

### Where

This is an online event.

Kimball, Tirey, St. John (KTS) will be discussing how AB 3088 laws and rules will impact evictions in the near future and how to avoid massive penalties built-in to both laws.

LAW  
OFFICES  
OF

**Kimball, Tirey & St. John LLP**

### ***Presented by***

***Susan J. Lein - Partner***

Susie Lein is a partner with the Law Firm of Kimball, Tirey & St. John LLP. Ms. Lein practices in the area of Landlord / Tenant law with an emphasis on fair housing and affordable housing issues. She has been an attorney with Kimball, Tirey & St. John since 2003 when she was admitted to the state bar.

**[Register Now!](#)**

[I can't make it](#)

Ms. Lein graduated from Chapman University School of Law in 2002 with an emphasis in Environmental, Land Use and Real Estate law and is an active member of the California State Bar. Ms. Lein has her BA in History from UC Davis. Prior to going to law school, Ms. Lein taught English in Japan for 4 years.

[VISIT SAN DIEGO  
WEBSITE](#)

THANK YOU TO  
OUR SPONSOR



Ms. Lein is a frequent speaker for Apartment Associations (CAA, CAR, IREM, AHMA, etc.) and provides landlord/tenant and fair housing training to property management companies throughout California. She is also a current board member for the California Apartment Association's Orange County division.

In addition, Ms. Lein is an independent rental owner with a rental property in the city of Huntington Beach.

WHEN

Wednesday, Oct 21, 2020  
12:00pm - 1:00pm

WHERE

Virtual Meeting  
Please register and we will send the Zoom link in your confirmation email.

CONTACT

Mark W. Scott  
[mark@encorerealtysd.com](mailto:mark@encorerealtysd.com)

[Register Now!](#)

[I can't make it](#)

San Diego NARPM Chapter, 1210 28th Street, San Diego, San Diego, CA 92102

[SafeUnsubscribe™](#) [michael.braddon@outlook.com](mailto:michael.braddon@outlook.com)

[Forward email](#) | [Update Profile](#) | [About our service provider](#)

Sent by [mark@encorerealtysd.com](mailto:mark@encorerealtysd.com) powered by



Try email marketing for free today!

Your campaign Nov 18th! Embezzlement in Property Management has been sent

Constant Contact <noreply@constantcontact.com>

Tue 11/17/2020 9:20 AM

To: michael.braddon@outlook.com <michael.braddon@outlook.com>



Dear Michael Braddon,

Your campaign '**Nov 18th! Embezzlement in Property Management**' was sent on 11/17/2020 around 12:20 PM EST.

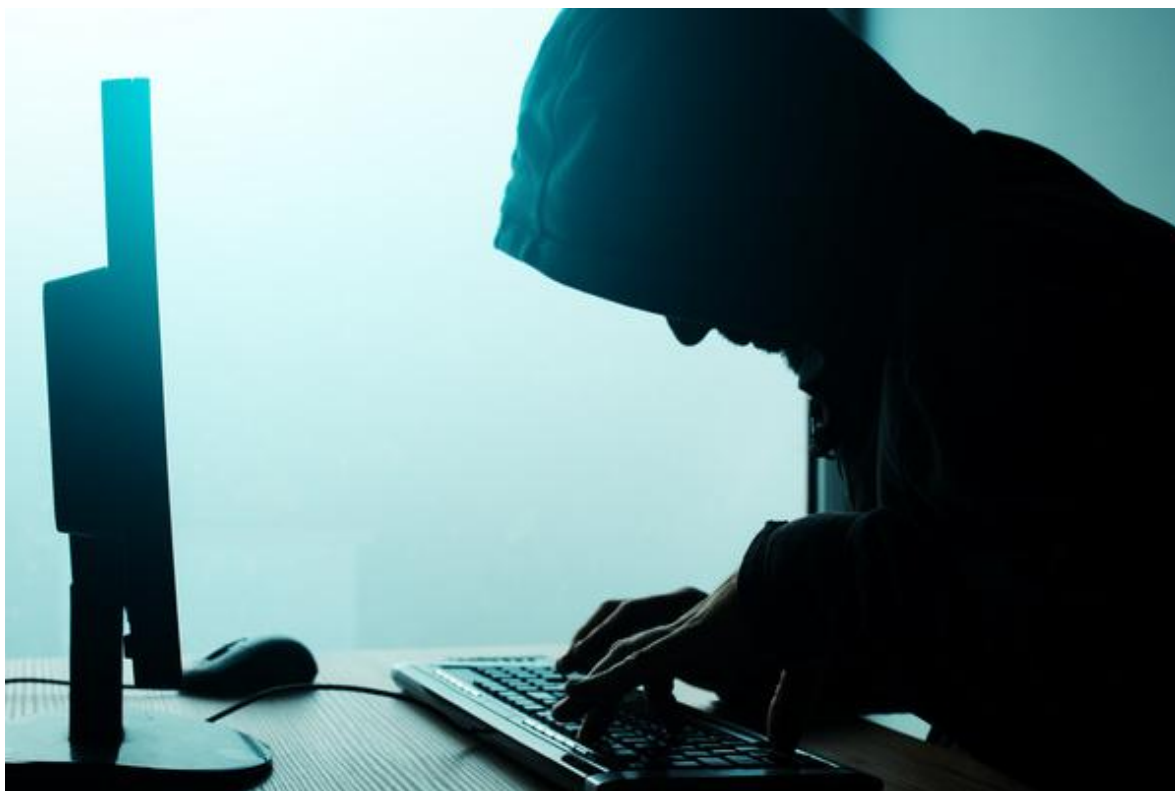
Below is a copy of the message your subscribers received. See how your campaign is doing by visiting Reports [in your account](#) to get real-time results and stats.

---

**Subject:** Nov 18th! Embezzlement in Property Management

---





## Embezzlement in Property Management

**When**

Wednesday, November 18, 2020  
from 12:00 PM to 1:00 PM PST  
[Add to Calendar](#)

**Where**

**This is an online event.**

Amanda from Kirby and Associates will be discussing best practices of how to avoid employee theft from your trust account.

**WHEN**

Wednesday, November 18, 2020  
12:00pm - 1:00pm

**WHERE**

Virtual Meeting  
Please register and we will send the Zoom link in your confirmation email.

**CONTACT**

Mark W. Scott  
[mark@encorerealtysd.com](mailto:mark@encorerealtysd.com)

**[Register Now!](#)**

[I can't make it](#)

**[Register Now!](#)**

[I can't make it](#)

[VISIT SAN DIEGO  
WEBSITE](#)

THANK YOU TO  
OUR SPONSOR

**JUNKMD+**

San Diego NARPM Chapter, 1210 28th Street, San Diego, San Diego, CA 92102

[SafeUnsubscribe™ michael.braddon@outlook.com](#)

[Forward email](#) | [Update Profile](#) | [About our service provider](#)

Sent by [mark@encorerealtysd.com](mailto:mark@encorerealtysd.com) powered by



Try email marketing for free today!



## Your campaign Round Table Discussion has been sent

Constant Contact <noreply@constantcontact.com>

Mon 2/17/2020 10:51 AM

To: michael.braddon@outlook.com <michael.braddon@outlook.com>



Dear Michael Braddon,

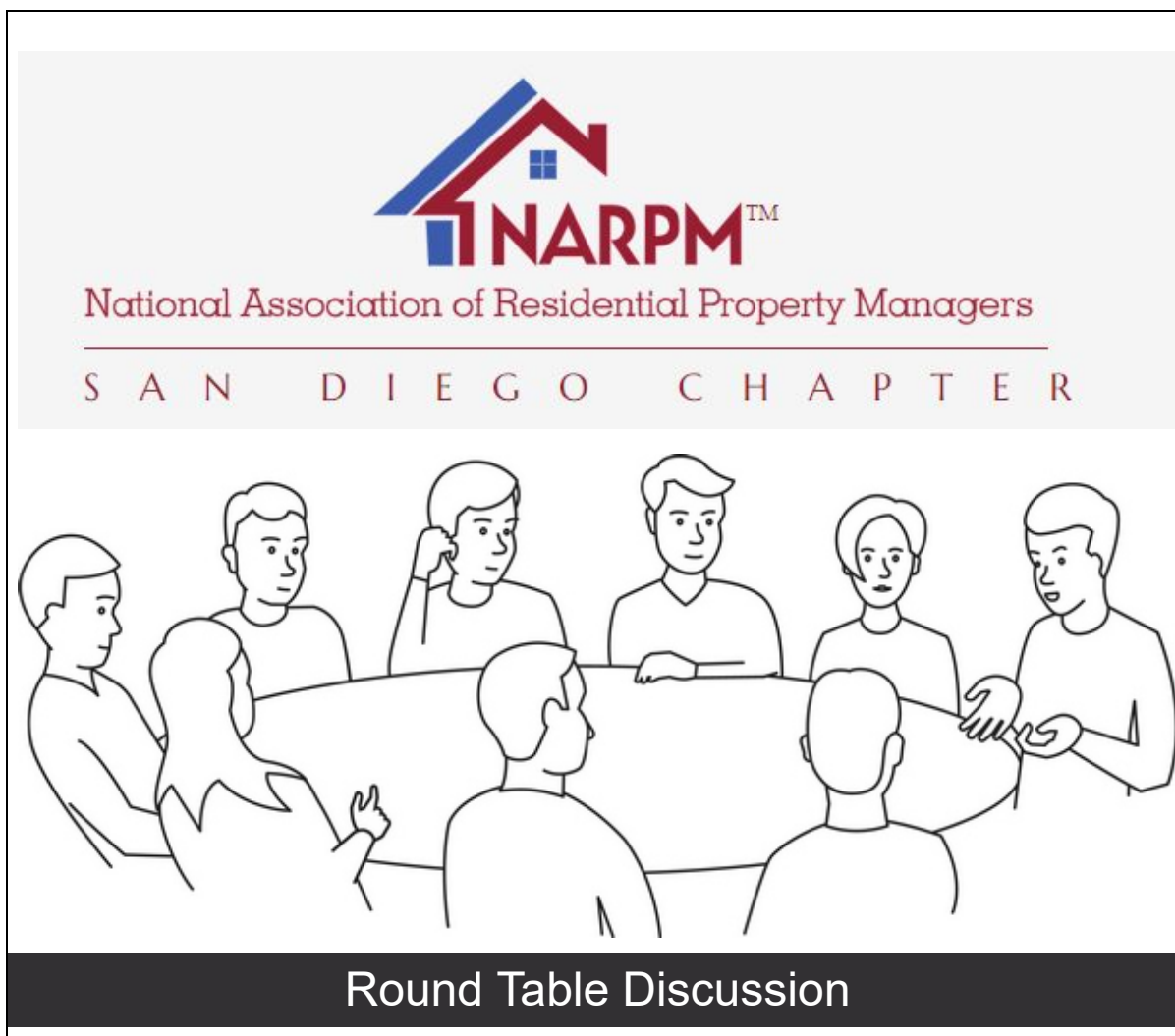
Your campaign '**Round Table Discussion**' was sent on 2/17/2020 around 1:51 PM EST.

Below is a copy of the message your subscribers received. See how your campaign is doing by visiting Reports [in your account](#) to get real-time results and stats.

---

**Subject:** Round Table Discussion

---

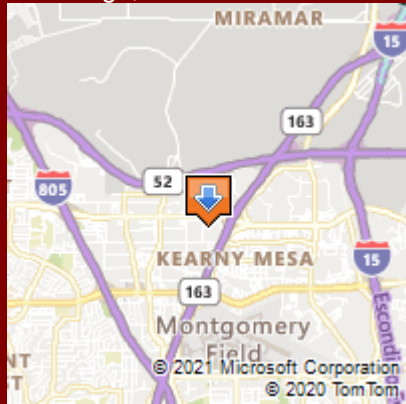


**When**

Wednesday, February 19, 2020  
from 11:30 AM to 1:00 PM PST  
[Add to Calendar](#)

**Where****SDAR**

4845 Ronson Court  
San Diego, CA 92111



[Driving Directions](#)

**[Register Now!](#)**

[I can't make it](#)

**[VISIT SAN DIEGO  
WEBSITE](#)**

A member led round table discussion. Come participate and learn from your fellow members, share your best practice or learn one or two tips to help you run a successful business.

**Three table discussions:**

1. Marketing your business
2. Franchise Board and DRE Audits
3. AB1482

**WHEN**

Wednesday, February 19, 2020  
11:30am - 1:00pm

**WHERE**

SDAR  
4845 Ronson Court  
San Diego 92111

Lunch is Provided.

**PRE REGISTRATION COST**

NARPM Members Advanced Paid Registration \$25  
\*\$30 at the Door

Affiliates Advanced Paid Registration \$25  
\*\$30 at the Door

Non-members Advanced Paid Registration \$30  
\*\$35 at the Door

**Online Pre-Paid Registration Closes on Monday,  
February 17, 2020 Midnight.**

\*Please note: When selecting pay at the door option during online registration there is a \$5 at the door fee.

No Longer Accepting Checks or Cash at the door, only CC.

NO FEE OPTION: We have an option to register without charging a fee if you have prepaid for the year.

If you ALREADY paid for the year, then please choose to "Pay at the Door" to register!

**CONTACT**

Michael Braddon  
michael@orionmrinc.com

Lisa Fore  
lfore@mcclainproperties.com

Tom Gallanis  
tom@crystalkeymgmt.com

**[Register Now!](#)**

[I can't make it](#)

San Diego NARPM Chapter, 1210 28th Street, San Diego, San Diego, CA 92102

[SafeUnsubscribe™ michael.braddon@outlook.com](#)

[Forward email](#) | [Update Profile](#) | [About our service provider](#)

Sent by [michael@sdnarpn.org](mailto:michael@sdnarpn.org) in collaboration with



Try email marketing for free today!

## Your campaign New Workplace Laws & AB 5 has been sent

Constant Contact <noreply@constantcontact.com>

Thu 3/12/2020 1:52 PM

To: michael.braddon@outlook.com <michael.braddon@outlook.com>



Dear Michael Braddon,

Your campaign '**New Workplace Laws & AB 5**' was sent on 3/12/2020 around 4:52 PM EDT.

Below is a copy of the message your subscribers received. See how your campaign is doing by visiting Reports [in your account](#) to get real-time results and stats.

---

**Subject:** New Workplace Laws & AB 5

---





## New Workplace Laws & AB 5

### When

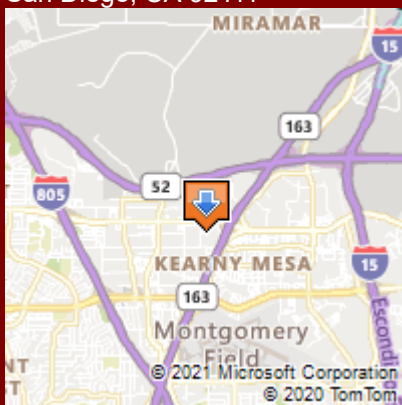
Wednesday, March 18, 2020 from  
11:30 AM to 1:30 PM PDT

[Add to Calendar](#)

### Where

#### SDAR

4845 Ronson Court  
San Diego, CA 92111



[Driving Directions](#)

Learn How The New California Regulations Impact Property Managers

1. AB 5, contractor Vs. employee, exclusions to the rule.
2. New California regulations for Non-Harassment training.
3. Cal-Savers program requirements and 401k.
4. New W4 form for 2020
5. OSHA and Cal OSHA requirements



David Dare Regional Manager of  
Puzzle HR

[Register Now!](#)

[I can't make it](#)

[VISIT SAN DIEGO  
WEBSITE](#)

### WHEN

Wednesday, March 18, 2020  
11:30am - 1:30pm

### WHERE

SDAR  
4845 Ronson Court  
San Diego 92111

Lunch is Provided.

PRE REGISTRATION COST  
NARPM Members Advanced Paid Registration \$25  
\*\$30 at the Door

Affiliates Advanced Paid Registration \$25  
\*\$30 at the Door

Non-members Advanced Paid Registration \$30  
\*\$35 at the Door

**Online Pre-Paid Registration Closes on Tuesday,  
March 17, 2020 midnight.**

\*Please note: When selecting pay at the door option during online registration there is a \$5 at the door fee.

No Longer Accepting Checks or Cash at the door, only CC.

---

NO FEE OPTION: We have an option to register without charging a fee if you have prepaid for the year.

If you ALREADY paid for the year, then please choose to "Pay at the Door" to register!

CONTACT  
Michael Braddon  
michael@orionmrinc.com

Lisa Fore  
lfore@mclainproperties.com

Tom Gallanis  
tom@crystalkeymgmt.com

**[Register Now!](#)**

[I can't make it](#)

San Diego NARPM Chapter, 1210 28th Street, San Diego, San Diego, CA 92102

[SafeUnsubscribe™ michael.braddon@outlook.com](#)

3/15/2021

Mail - Michael Braddon - Outlook

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Sent by [michael@sdnarpn.org](mailto:michael@sdnarpn.org) in collaboration with



Try email marketing for free today!



Your campaign COVID-19 Discussion with KTS and a round table meeting has been sent

Constant Contact <noreply@constantcontact.com>

Mon 4/13/2020 11:59 AM

To: michael.braddon@outlook.com <michael.braddon@outlook.com>



Dear Michael Braddon,

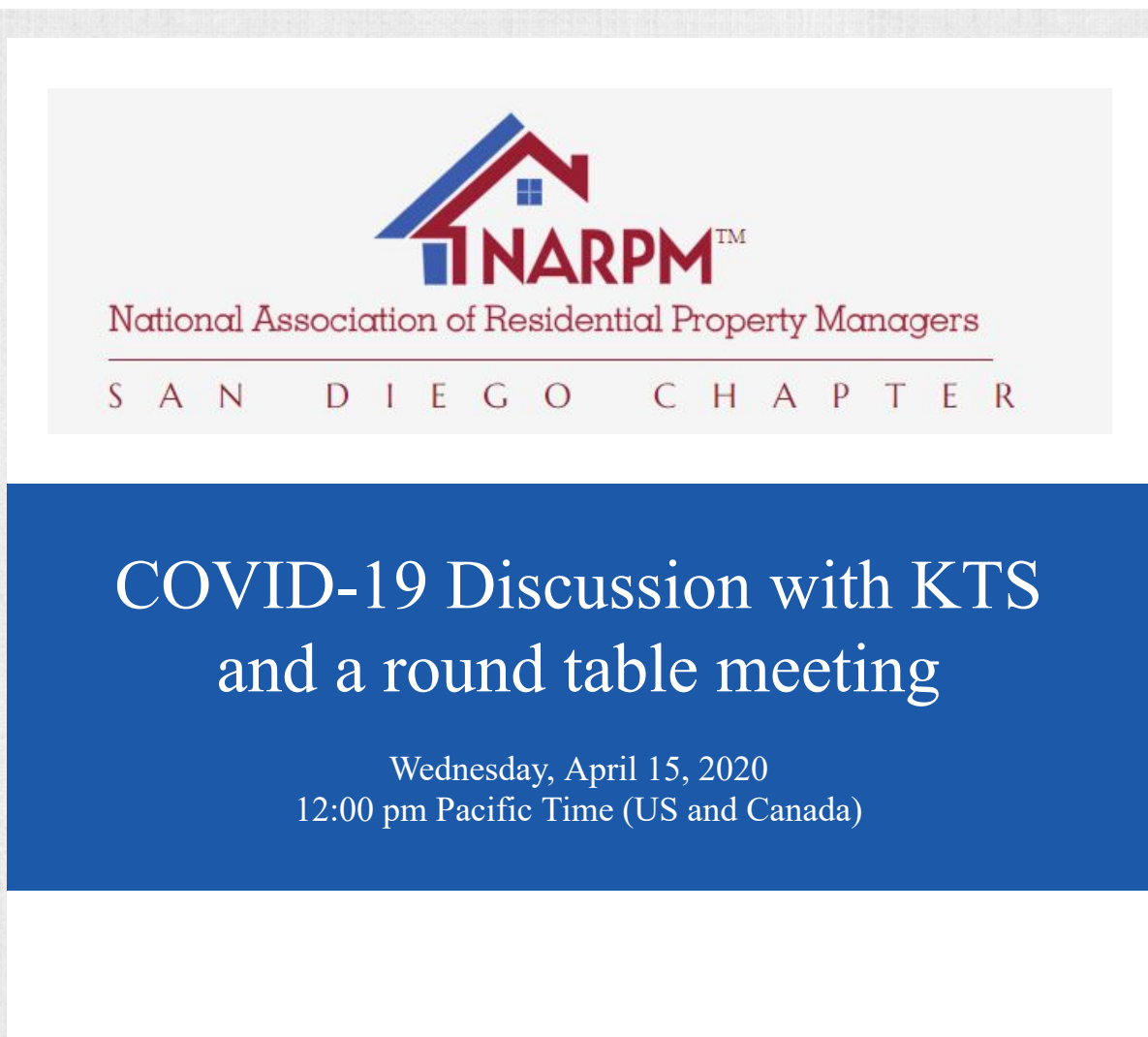
Your campaign '**COVID-19 Discussion with KTS and a round table meeting**' was sent on 4/13/2020 around 2:58 PM EDT.

Below is a copy of the message your subscribers received. See how your campaign is doing by visiting Reports [in your account](#) to get real-time results and stats.

---

**Subject:** COVID-19 Discussion with KTS and a round table meeting

---







**MARK SCOTT and San Diego NARPM is inviting you to a scheduled  
Zoom meeting**

Meeting ID: 928 316 408

Password: Encore2020

**One tap mobile**

+13462487799,,928316408#,,#,046232# US (Houston)

+17207072699,,928316408#,,#,046232# US (Denver)

**Dial by your location**

+1 346 248 7799 US (Houston)

+1 720 707 2699 US (Denver)

+1 253 215 8782 US

+1 301 715 8592 US

+1 312 626 6799 US (Chicago)

+1 646 558 8656 US (New York)

Meeting ID: 928 316 408

Password: 046232

Find your local number: <https://us04web.zoom.us/j/81234567890>

**JOIN ZOOM MEETING**



San Diego NARPM Chapter | 1210 28th Street, San Diego, CA 92102

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[Update Profile](#) | [About Constant Contact](#)

Sent by michael.braddon@outlook.com in collaboration with



Try email marketing for free today!

Your campaign Kimball, Tirey & St. John (KTS) and Agile Digital Marketing has been sent

Constant Contact <noreply@constantcontact.com>

Fri 5/15/2020 7:16 PM

To: michael.braddon@outlook.com <michael.braddon@outlook.com>



Dear Michael Braddon,

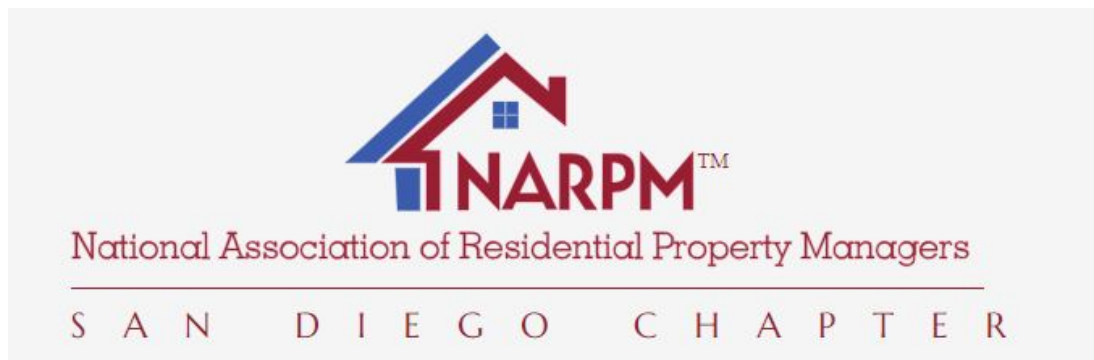
Your campaign '**Kimball, Tirey & St. John (KTS) and Agile Digital Marketing**' was sent on 5/15/2020 around 10:16 PM EDT.

Below is a copy of the message your subscribers received. See how your campaign is doing by visiting Reports [in your account](#) to get real-time results and stats.

---

**Subject:** Kimball, Tirey & St. John (KTS) and Agile Digital Marketing

---



## Kimball, Tirey & St. John and Agile Digital Marketing

Wednesday, May 20, 2020  
12:00 pm Pacific Time (US and Canada)



**MARK SCOTT and The San Diego NARPM Chapter is inviting you to a scheduled Zoom meeting ...**

**Meeting ID: 824 9604 2977**

**Password: NARPMSD**

**One tap mobile**

+16699009128,,82496042977#,,1#,465522# US (San Jose)

+13462487799,,82496042977#,,1#,465522# US (Houston)

**Dial by your location**

+1 669 900 9128 US (San Jose)

+1 346 248 7799 US (Houston)

+1 253 215 8782 US (Tacoma)

+1 646 558 8656 US (New York)

+1 301 715 8592 US (Germantown)

+1 312 626 6799 US (Chicago)

Meeting ID: 824 9604 2977

Password: 465522

Find your local number: <https://us02web.zoom.us/j/82496042977>

**JOIN ZOOM MEETING**



San Diego NARPM Chapter | 1210 28th Street, San Diego, CA 92102

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Try email marketing for free today!

Your campaign Zillow Back Office Tools and More! has been sent

Constant Contact <noreply@constantcontact.com>

Thu 8/13/2020 10:05 AM

To: michael.braddon@outlook.com <michael.braddon@outlook.com>



Dear Michael Braddon,

Your campaign '**Zillow Back Office Tools and More!**' was sent on 8/13/2020 around 1:04 PM EDT.

Below is a copy of the message your subscribers received. See how your campaign is doing by visiting Reports [in your account](#) to get real-time results and stats.

**Subject:** Zillow Back Office Tools and More!



NARPM<sup>TM</sup>  
National Association of Residential Property Managers  
S A N D I E G O C H A P T E R



**Zillow**<sup>®</sup>

**Zillow Back Office Tools and More!**

**When**  
Wednesday, August 19, 2020  
from 12:00 PM to 1:00 PM PDT

Lauren Martin from Zillow Group will be teaching us back office tips and tricks to how best to use Zillow. She will also share with us the changes to Zillow

[Add to Calendar](#)**Where****This is an online event.**

Group marketing. This should be a great meeting because Zillow back office is new to many of us.

**WHEN**

Wednesday, August 19, 2020  
12:00pm - 1:00pm

**WHERE**

Virtual Meeting

Please register and we will send the Zoom link in your confirmation email.

**CONTACT**

Mark W. Scott  
[mark@encorerealtysd.com](mailto:mark@encorerealtysd.com)

**[Register Now!](#)**[I can't make it](#)

Please Thank our Meeting Sponsor  
Scott Costa at Water Heaters Only

[sandiego@waterheatersonly.com](mailto:sandiego@waterheatersonly.com)

<http://waterheaters-sandiego.com>

**NOTICE!**

Looking forward to seeing you all and if you do not appreciate the laws being passed with regard to rental housing please make your NARPM PAC contribution or learn about our PAC by logging into your NARPM account.

**[LOGIN](#)****[VISIT SAN DIEGO  
WEBSITE](#)****[Register Now!](#)**[I can't make it](#)

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Your campaign Sept 16th! San Diego NARPM Franchise Tax Board has been sent

Constant Contact <noreply@constantcontact.com>

Mon 9/14/2020 7:16 AM

To: michael.braddon@outlook.com <michael.braddon@outlook.com>



Dear Michael Braddon,

Your campaign '**Sept 16th! San Diego NARPM Franchise Tax Board**' was sent on 9/14/2020 around 10:02 AM EDT.

Below is a copy of the message your subscribers received. See how your campaign is doing by visiting Reports [in your account](#) to get real-time results and stats.

---

**Subject:** Sept 16th! San Diego NARPM Franchise Tax Board

---





## San Diego NARPM Franchise Tax Board

### When

Wednesday, September 16, 2020  
from 12:00 PM to 1:00 PM PDT  
[Add to Calendar](#)

### Where

This is an online event.

Sonia Caramazza from the State of California Franchise Tax Board will be presenting on how to be in compliance with California Non-resident Withholding Requirements. Attend this meeting to learn about your role as a withholding agent for non-resident property owners.

### WHEN

Wednesday, Sept. 16, 2020  
12:00pm - 1:00pm

### WHERE

Virtual Meeting  
Please register and we will send the Zoom link in your confirmation email.

### CONTACT

Mark W. Scott  
[mark@encorerealtysd.com](mailto:mark@encorerealtysd.com)

**[Register Now!](#)**

[I can't make it](#)

Please Thank our Meeting Sponsor

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WEBSITE](#)



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## Your campaign CDC FAQs and AB 3088 with KTS has been sent

Constant Contact <noreply@constantcontact.com>

Thu 10/15/2020 10:37 AM

To: michael.braddon@outlook.com <michael.braddon@outlook.com>



Dear Michael Braddon,

Your campaign '**CDC FAQs and AB 3088 with KTS**' was sent on 10/15/2020 around 1:36 PM EDT.

Below is a copy of the message your subscribers received. See how your campaign is doing by visiting Reports [in your account](#) to get real-time results and stats.

---

**Subject:** CDC FAQs and AB 3088 with KTS

---





## CDC FAQs and AB 3088 with KTS

### When

Wednesday, October 21, 2020  
from 12:00 PM to 1:00 PM PDT  
[Add to Calendar](#)

### Where

This is an online event.

Kimball, Tirey, St. John (KTS) will be discussing how AB 3088 laws and rules will impact evictions in the near future and how to avoid massive penalties built-in to both laws.

LAW  
OFFICES  
OF

**Kimball, Tirey & St. John LLP**

### ***Presented by***

***Susan J. Lein - Partner***

Susie Lein is a partner with the Law Firm of Kimball, Tirey & St. John LLP. Ms. Lein practices in the area of Landlord / Tenant law with an emphasis on fair housing and affordable housing issues. She has been an attorney with Kimball, Tirey & St. John since 2003 when she was admitted to the state bar.

**[Register Now!](#)**

[I can't make it](#)

Ms. Lein graduated from Chapman University School of Law in 2002 with an emphasis in Environmental, Land Use and Real Estate law and is an active member of the California State Bar. Ms. Lein has her BA in History from UC Davis. Prior to going to law school, Ms. Lein taught English in Japan for 4 years.

[VISIT SAN DIEGO  
WEBSITE](#)

THANK YOU TO  
OUR SPONSOR



Ms. Lein is a frequent speaker for Apartment Associations (CAA, CAR, IREM, AHMA, etc.) and provides landlord/tenant and fair housing training to property management companies throughout California. She is also a current board member for the California Apartment Association's Orange County division.

In addition, Ms. Lein is an independent rental owner with a rental property in the city of Huntington Beach.

WHEN

Wednesday, Oct 21, 2020  
12:00pm - 1:00pm

WHERE

Virtual Meeting

Please register and we will send the Zoom link in your confirmation email.

CONTACT

Mark W. Scott  
[mark@encorerealtysd.com](mailto:mark@encorerealtysd.com)

[Register Now!](#)

[I can't make it](#)

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[SafeUnsubscribe™](#) [michael.braddon@outlook.com](mailto:michael.braddon@outlook.com)

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Sent by [mark@encorerealtysd.com](mailto:mark@encorerealtysd.com) powered by



Try email marketing for free today!

Your campaign Nov 18th! Embezzlement in Property Management has been sent

Constant Contact <noreply@constantcontact.com>

Tue 11/17/2020 9:20 AM

To: michael.braddon@outlook.com <michael.braddon@outlook.com>



Dear Michael Braddon,

Your campaign '**Nov 18th! Embezzlement in Property Management**' was sent on 11/17/2020 around 12:20 PM EST.

Below is a copy of the message your subscribers received. See how your campaign is doing by visiting Reports [in your account](#) to get real-time results and stats.

---

**Subject:** Nov 18th! Embezzlement in Property Management

---





## Embezzlement in Property Management

### When

Wednesday, November 18, 2020  
from 12:00 PM to 1:00 PM PST  
[Add to Calendar](#)

### Where

This is an online event.

Amanda from Kirby and Associates will be discussing best practices of how to avoid employee theft from your trust account.

### WHEN

Wednesday, November 18, 2020  
12:00pm - 1:00pm

### WHERE

Virtual Meeting  
Please register and we will send the Zoom link in your confirmation email.

### CONTACT

Mark W. Scott  
[mark@encorerealtysd.com](mailto:mark@encorerealtysd.com)

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[I can't make it](#)

[Register Now!](#)

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**JUNKMD+**

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Try email marketing for free today!

Your campaign NARPM San Diego Covid-19 Affiliate Status has been sent

Constant Contact <noreply@constantcontact.com>

Wed 7/1/2020 8:59 AM

To: michael.braddon@outlook.com <michael.braddon@outlook.com>



Dear Michael Braddon,

Your campaign '**NARPM San Diego Covid-19 Affiliate Status**' was sent on 7/1/2020 around 11:59 AM EDT.

Below is a copy of the message your subscribers received. See how your campaign is doing by visiting Reports [in your account](#) to get real-time results and stats.

---

**Subject:** NARPM San Diego Covid-19 Affiliate Status

---

NARPM San Diego Affiliate Status



National Association of Residential Property Managers

S A N D I E G O C H A P T E R

## NARPM San Diego Affiliate News & Updates

HELLO NARPM MEMBERS AND FRIENDS!

We at the San Diego Chapter NARPM hope this email finds you all healthy and enjoying a new level of "normal" during one of the wildest of rides we have experienced in recent years. Our local Affiliate members are excited to let you know that as "essential workers" we are eager and ready to support our NARPM Members and the housing industry as needed. Below you will find information about any changes in availability, new Covid-19 procedures and even special programs or discounts that are currently being offered. We encourage you to take advantage of the great services provided by our Affiliates!



## A REVITALIZED BATH AND KITCHEN

We are open with no adjusted services; however, patience with returned calls is appreciated. We are taking Covid-19 precautions on a case-by-case basis. Occupied units are more challenging but able to be done. Vacant units are no problem. Click [here](#) to visit our website.



## BILL HOWE PLUMBING INC.

We are open regular hours and after-hours/weekend emergency services for Plumbing, Heating & Air and EMS flood services.

We are using face covering, distancing and following all CDC recommendations. If required and/or requested we can use full Tyvek suits on the job site. For full information go to our website: <https://www.billhowe.com/blog/our-dedication-to-your-safety/>

We do have deals for our individual (non-account) residential customers: <https://www.billhowe.com/coupons/>.

Ask about Disinfectant Fogging!



## CHRISTIAN BROTHERS

Christian Brothers is fully operational and ready for any ready for any emergency building incident that you may have. Also, our technicians are wearing masks to insure client safety. We are open 24/7. For more information, visit website [here](#).



## FLOOD SOLUTIONS, INC.

Flood Solutions is open and available for water damage, mold remediation and reconstruction services. Due to the nature of our business we have always worn PPE when performing our services and we have taken a few extra precautions during these times. The disinfectants we use for our normal services are on the EPA N list: Disinfectants for use against SARS CoV-2. We always have special rates for property managers, give us a call to find out more. Visit our website [here](#).

## JUNKMD+

### JUNK MD

We are open and are offering curbside & no contact appointments with online payment options as well as full service removal & haul, customer's preference.

We are abiding by the guidelines set forth by the CDC. Our employees are wearing masks, social distancing & we have hand sanitizer and cleaning supplies in the truck.

We are offering 15% off for all curbside pick-ups. We also have a \$20 off special for all first time customers.

Visit our website [here](#).



### KERN KEY SERVICES, INC.

Kern Key Services is PPE prepared and operating with safety in mind for our clients, our client's tenants and our staff.

Our technicians are wearing face masks, gloves and carrying plenty of disinfectant. We are insisting on physical distancing in occupied properties and performing necessary safety services 5.5 days each week.

Visit our website [here](#).



### LLOYD PEST CONTROL

We are in full operation and our technicians have been provided with the proper PPE and have been trained to properly use them during pest control applications and inspections.

Now offering Sanitation and Disinfecting services for pathogens like Coronavirus, Hantavirus, influenza and more. We can provide these services to units, offices, laundry rooms, etc. and high use areas like bathrooms, door knobs, light switches, keyboards, mouse and mouse pads, desks and more.

Feel free to reach out at any time for pest control needs or if you're interested in our Sanitation service 619-668-1973 or [martinez@lloydpest.com](mailto:martinez@lloydpest.com).



### **PACIFIC DRAIN & PLUMBING:**

Business as usual however our staff has been working from home. We are taking the required precautions while working in homes or around the public; masks, gloves and booties (when requested). Coupons are available on our Facebook [page](#).



### **QUALITY PLUMBING**

We at Quality Rooter & Plumbing Inc. are open for business and have taken extra precautions with our technicians to provide them with masks, gloves, booties and suits when necessary. We can be reached by telephone at (619) 438-3267 or by email at [Qrp@sandiegoquality.com](mailto:Qrp@sandiegoquality.com). Our regular business hours are Monday through Friday 8:00AM–4:30PM. If you reach the machine please leave a message and we will get back to you as quickly as possible.



### **SAME DAY DAMAGE RESTORATION**

Our field staff are taking precautions by wearing masks and gloves and disinfecting vehicles daily.

We are still offering free thorough water, mold and fire damage inspections. We are offering 5% back towards the Property Managers marketing fund for the next 3 months.

For more information, visit website at: <https://samedaydamagerestoration.com/>



## **SAN DIEGO FLOOD RESTORATION**

We are open and available 24/7/365. We are employing all standard covid-19 PPE protocols. Visit our website [here](#).



## **STAR FLOORING AND REMODELING**

We are open and available by appointment. We are taking precautions for Covid-19 and you can find our plan on our website [here](#).



## **SULLY-JONES ROOFING COMPANY**

We are currently open Monday-Friday. We are following all current CDC recommendations and offer no-contact roofing which includes drone inspections. For more information, visit our website [here](#).



## **THE ROTH LAW FIRM**

We are open while working from home continuing to respond to the legal needs of our clients. Visit our website [here](#).



## **WATER HEATERS ONLY, INC.**

Water Heaters Only, Inc. is still operating 7 days a week, 365 days a year with no extra charge for evening, weekends or holiday. Phones are answered 24/7/365!

Our technicians all wear masks, gloves and booties and maintain social distance. They can arrive, diagnose and repair or replace a water heater without the need to see the home/business owner or tenant and we are happy to complete the paperwork side of our transaction via phone/email.

When setting up an appointment, we ask if anyone has been sick or diagnosed with Covid-19. We re-confirm that information on day of appointment. For more information, visit our website [here](#).

---

## **Please Support our Affiliates**

San Diego NARPM Chapter | 1210 28th Street, San Diego, CA 92102

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# San Diego Chapter of NARPM

## Meeting Minutes

### 05/26/20

In attendance: Michael Braddon, Lisa Fore, Mark Scott, Jason Riehl, Amanda Gresiak, Julie Kern

Lisa motions to approve financials & Jason 2nds unanimous with the rest of us  
Affiliates for each meeting on Zoom. Julie will manage that.

June Employment law and how to reopen  
July dark  
August will be Virtual Assistants  
October/November will be collections & delinquencies (KTS)

We need a written plan for the meetings going forward.

Affiliate membership --  
21 paid members right now  
update us on their current operational status  
Julie proposes to send monthly vendor updates for which vendors are working. Unanimously agreed upon with the board.

Mark brought up an educational class and we decided to table it.  
Tom resigned as president-elect and we are looking for someone new. Mark asked us each to send him a couple of names.

No bi-law changes

Adjoined



# San Diego Chapter of NARPM

## Meeting Minutes

### 09/14/20

#### Attendance

Mark Scott, Jason Reil, Lisa Fore,  
Michael Braddon, Amanda Gresiak

Lisa motions to approve financials. Jason 2nd, All in favor.

#### Affiliate:

Sponsorship upgrades, tables in the back. Affiliate spotlight. Affiliates can plan social events and we will pitch them. Also to help with community outreach. Sponsor a class at the chapter.

#### Future meetings:

Room sponsor/ table \$50

Meeting sponsor/ affiliate spotlight \$100

Both have the option to add value to the newsletter

Motion to conceptually propose draft approved to be finalized, implemented as soon as in person meetings resume. Mark motioned, Jason seconded, all in favor.

#### Proposed first meeting August 2021

Motion to sign contract for Mission Hills Athletic Club. Jason motioned, Mark 2nd all in favor

Adjourned

# San Diego Chapter of NARPM

## Meeting Minutes

### 10/27/20

Attendance: Jason Reil, Mark Scott, Julie Kern, Lisa Fore,

Motion to approve \$1million insurance policy through Marc Nimitz for \$941.00 by Amanda, Lisa 2nd,  
unanimous APPROVED

Adjourned

# San Diego Chapter of NARPM

## Meeting Minutes

### 12/09/20

Attendance: Mark Scott, Jason Reil, Lisa Fore, Michael Braddon, Amanda Gresiak

Lisa motions to approve financials. Amanda 2nd, All in favor.

Discussed continued hold until further notice for in person meetings

Discussed potential meeting ideas and speakers for 2021

Adjourned

**Immediate Past President:**

Lisa Fore

[Lfore@mclainproperties.com](mailto:Lfore@mclainproperties.com)

760-525-9134

**President**

Mark Scott

[mscott@encorerealtysd.com](mailto:mscott@encorerealtysd.com)

619-470-6000

**President Elect**

Vacant Seat

**Treasurer**

Jason Riehl

[jason@redhousemgt.com](mailto:jason@redhousemgt.com)>

[\(858\) 755-3031](tel:(858)755-3031)

**Secretary**

Amanda Gresiak

[Amanda@amgprops.com](mailto:Amanda@amgprops.com)

O. (619) 940-4638

C. (858) 245-9909

**Affiliate Committee - Co-Chairs**

Julie Kern

[julie@kernkey.com](mailto:julie@kernkey.com)

Dathan Kern

[dathan@kernkey.com](mailto:dathan@kernkey.com)

**Member Committee - Co-Chairs**

Pam Neillo

[pam@fbs-pm.com](mailto:pam@fbs-pm.com)

Robert Bixel

[r.bixel@integrityppm.com](mailto:r.bixel@integrityppm.com)

**Event Coordinator/Lunch Order**

Becky Granger

[bgranger@prpm.net](mailto:bgranger@prpm.net)

**Communications**

Michael Braddon

[michael@orionmrinc.com](mailto:michael@orionmrinc.com)

