

CHARLESTON

Apartment Association

Membership Brochure





Dear Prospective Member,

My name is Marysa Raymond, and as the current President of the Charleston Apartment Association, I'd like to thank you for your interest in our organization. I am confident that your decision to join would be mutually beneficial to you and your business, and to the CAA.

The Charleston Apartment Association pursues the professional advancement of the apartment industry throughout the tri-county area of Charleston, SC. It seeks to improve the industry by offering its members an opportunity to grow both professionally and personally through educational opportunities, legislative participation, networking opportunities and charitable endeavors. We are proudly affiliated with the South Carolina Apartment Association and the National Apartment Association.

As a member of the Charleston Apartment Association you will have access to a multitude of opportunities including networking, sponsorship/advertising, education, charitable endeavors and much more. You may choose to attend some of our many meetings, events, and educational opportunities, so that you can network with other members, increase your business or advance in your career. You may even want to join a committee and/or run for a position on the Board of Directors and help shape the future of the CAA. Either way there is always plenty to be gained by becoming a member. As with most things, the more you put into it the more rewarding it will be!

Please review the contents of this folder carefully and don't hesitate to contact me personally if you have any questions. You may also visit our website at www.charlestonapartmentassociation.com to get more information, pictures of prior events, and schedules for upcoming events.

Thank you again for your interest and we look forward to introducing you as our newest member!

Respectfully,

Marysa Raymond

Marysa Raymond
President- Charleston Apartment Association



Charleston Apartment Association

The Charleston Apartment Association (CAA) is a local apartment industry trade association that represents the tri-county area of Charleston, South Carolina. Since 1993, CAA has represented our area in regulatory and legislative issues that are vital to your business. CAA continually raises awareness of the industry through outstanding education and public relations. The CAA currently represents over 23,000 units through 120 apartment communities and 95 vendor members. The CAA is affiliated with the National Apartment Association and the South Carolina Apartment Association. It seeks to improve the industry by offering its members an opportunity to grow both professionally and personally through the educational opportunities, networking opportunities and charitable endeavors.

Benefits

Business Opportunities - CAA promotes multi-family suppliers important access to key decision makers through such avenues as Membership meetings including an annual Golf Tournament and Trade Show, CAA Directory, Bi-Monthly newsletter, committee involvement, Board of Directors representation and sponsorship opportunities.

Education - Participation in CAA monthly meetings and educational seminars is a prime opportunity to stay apprised of industry updates and training curriculum. We offer classes in a wide variety of topics so you can become certified and maintain your CEC's.

Legislative Lobbying - In order to ensure the best possible environment for multifamily housing, legislative representation is critical. On the local, state and national level – whether safety, environmental controls, and construction or management issues – the lobbyists who represent our industry are actively working to protect our interest.

Our Purpose

- **Develop** active participation by exchanging ideas through networking events.
- **Encourage** understanding of laws affecting the multi-family industry.
- **Give** members the tools they need to follow all fair housing laws.
- **Inform, educate and motivate** members of the association.
- **Support** professionalism in the industry.



Vendor Benefits

1. Huge Exposure through meetings and advertising
2. Great networking with decision makers and peers at yearly events minimum. Opportunities for networking increase substantially with additional volunteer time given to the CAA.
3. Inexpensive advertising on the association's website & Bi-monthly newsletter
4. You are supporting the Apartment industry with such a small investment of only \$290 a year. (Most vendors make 10-1000s of times more than this by the work they do on a single property).
5. Educational courses such as the CAS designation. This is an National Apartment Association (NAA) designation that stands for the Certified Apartment Supplier. This prestigious title will show your support for the apartment industry and you will learn a great deal as well.
6. Vendor Spotlight Opportunities
7. Listings online Membership Directory
8. Members prefer to do business with other members
9. Sponsorship opportunities (Golf tournament, Diamond Awards, Trade Show bags, etc.)
10. Opportunity to have a exhibit at the yearly Trade Show.

CAA Motto:

"All things being equal, we prefer to do business with a member of the Charleston Apartment Association."

Contact Information:

Mailing Address:

Charleston Apartment Association
P. O. Box 1763
Columbia, SC 29202

Phone:

(843) 772-7585

Fax:

(803) 252-0589

Email:

caa@capconsc.com

Website:

www.charlestonapartmentassociation.com

Follow us on:



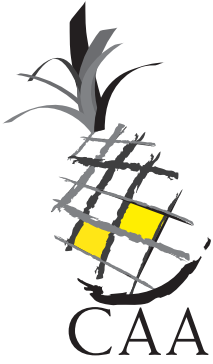
www.facebook.com/charlestonapartmentassociation



www.twitter.com/chucktowncaa



www.charlestonapartmentassociation.blogspot.com



Charleston Apartment Association

Membership Application

Company Name: _____ Date: _____

Mailing Address: _____ City: _____ St: _____ Zip: _____

Street Address: _____ City: _____ St: _____ Zip: _____

Contact Name: _____ Email: _____

Phone No: _____ Fax No: _____

Website: _____

Sponsor: _____ Company: _____

(CAA Member who recommended membership)

Other trade or professional organization affiliations: _____

<input type="checkbox"/> Small Owners:	Annual dues: 1-74 Units: \$1.00 per unit (\$65.00 minimum) + \$30.00 (NAA annual membership fee) + \$10 donation to Charleston Cares & NAA Better Gov't Fund (optional)
<input type="checkbox"/> Owner/ Agent Member: # Units: _____	An owner or operator of multiple family housing in the Charleston Area who owns or manages housing. Annual dues: \$2.00 per unit (covers CAA, SCAA & NAA dues) + \$30.00 (NAA annual membership fee) + \$10 donation to Charleston Cares & NAA Better Gov't Fund (optional) (Applicants must certify their staff or apartments on reverse side to assure free Association services to those apartments or staff)
<input type="checkbox"/> Associate Member:	A Vendor of goods and/or services to Charleston area apartment operators. (Includes licensed real estate brokers not qualified under Owner classification) Annual dues: (CAA annual membership fee) = \$325.00 total + \$10 donation (optional) Type of business or principal product or service: _____
CAA = Charleston Apartment Association (annual dues are \$1.23 per unit, per year) SCAA = South Carolina Apartment Association (annual dues are \$.15 per unit, per year) NAA = National Apartment Association (annual dues are \$.62 per unit, per year)	Included in your annual dues are the following: <ul style="list-style-type: none"> • CAA Membership Directory listing online • CAA decal • CAA logo (.jpg) to be used on business collateral • CAA quarterly newsletter (electronic) • Access to CAA mailing lists/lables • Free subscription to Units magazine • Free subscription to MULTI-FAMILY HOUSING magazine

I hereby certify that the above information is correct as of this date, and I agree to annually certify the number of rental units owned and/or managed on the renewal date of my membership. In the event of termination of membership in the Association, for any reason, I agree to discontinue the use of its logo and any signs in any form. Direct member management companies must be a member of the association in order to join.

Signature: _____ Date: _____



Code of Ethics

PREAMBLE

Membership in the Association shall be limited to those persons and firms who shall subscribe to and be bound by the following Code of Ethics

CODE OF ETHICS

Recognizing the vastly increasing role of the apartment industry in providing quality housing, the members of the Charleston Apartment Association have unit-enjoyment of apartment residents and recognize our duty to the public, owners, managers and shall ever be mindful of our obligation to all regulations governing the free enterprise system.

ARTICLE 1

We adhere to and practice the Golden Rule in all of our endeavors and conduct ourselves in a forthright and ethical manner to better the communities of which we are a part.

ARTICLE 2

We seek to provide the apartment residing public, our customers, with the high standards of quality and services and to continually seek to provide better value.

ARTICLE 3

We seek, consistent with the highest standards of honesty and integrity, to promote the progress and dignity of the apartment industry and to encourage an even greater share of the public to enjoy the many benefits of apartment living.

Article 4

We adhere to the profit principle and believe that the investment, risk, labor and effort required to present and appropriate and high quality product to our residents deserves a fair return.

ARTICLE 5

We respect the right of competitors and colleagues to determine the value of their products and services.

ARTICLE 6

We adhere to the principles of cooperation and friendship among the members of this association so as to further the interest of the members and the community we serve.

ARTICLE 7

We believe in the sanctity of contracts and their enforcement through appropriate procedures.

ARTICLE 8

We seek every means to improve our knowledge of our industry and to strive continually to promote the education of the membership and to be cognizant of the changes constantly taking place in the housing industry with the view towards incorporating new ideas into improved management.

ARTICLE 9

We will refrain from attempting to obtain apartment residents by means of deceptive, misleading or fraudulent statements, misrepresentations or the use of implications, unwarranted by fact or reasonable probability, everminding the propose of the Charleston Apartment Association and in compliance with the Constitution and By Laws thereof.

ARTICLE 10

We will not deny service or employment to any person for reasons of race, creed, sex, handicap status, familial status or country of national origin.

ARTICLE 11

We place honesty and integrity and industriousness above all else and establish high ethical standards of conduct in doing business with suppliers, agencies, residents, owners, and managers and the community we serve.

ARTICLE 12

We believe that it is the duty of each of us to conduct ourselves in accordance with the principles of the Code of Ethics and to condemn those who violate these principles by use of the proper disciplinary procedures established by the Association.

Below list all apartment staff or communities in the Charleston are that are managed by your firm.

(List any additional staff/apartment communities on an additional sheet)

Staff

1. Name: _____
Address: _____

Phone: _____ Fax: _____
Email: _____
Title: _____
2. Name: _____
Address: _____

Phone: _____ Fax: _____
Email: _____
Title: _____

Communities

1. Name: _____
Address: _____

Phone: _____
Fax: _____ # Units: _____
Property Manager: _____
2. Name: _____
Address: _____

Phone: _____
Fax: _____ # Units: _____
Property Manager: _____

Payment of dues to association is not deductible as charitable contributions for federal income tax purposes. However, dues may be deducted as an ordinary and necessary business expense or deducted under the provisions of the IRS code as recommended by your accountant

