

Deluxe Quiz Show

InJeopardy

Sherwood Oaks

Piney Reserve

Cedar Commons

Myrtle Place

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INJEOPARDY DELUXE QUIZ SHOW

Presented by The Law Office of Sheyna Nicole Burt, PLC
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START GAME

Instructions

InJeopardy

Sherwood Oaks

Piney Reserve

Cedar Commons

Myrtle Place

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Game Rules:

1. Your friendly neighborhood CA lawyer host selects a question from the main question grid to begin the game. Each team reads, and discusses the question, raising their audience response paddle as soon as they believe they have the correct answer.
2. After reading the question, the host may opt to click a "Timer" button to start the timer countdown.
3. After the first-in team has given their answer either by buzzing into a stand-alone system or raising their paddle, the host will click on the red/green on/off button next to the team name. When the button is green, this effectively gives that question to this team.
4. If the answer is correct, the host will click on "Show Answer", and then the correct button to post scores. If, however, the answer is incorrect the host clicks on incorrect to deduct points from that team, and has the option to give the question to the second-in team by turning their red/green on/off button to green. Again the host determines whether they have answered correctly or incorrectly and scores accordingly. The team's score will be automatically increased or decreased by the current point value.
5. The team that last answered correctly selects the next question.
6. Occasionally the "Value Doubler" will appear which automatically doubles the point value of the current question.
7. Once ALL questions on the initial question grid have been answered and if applicable, click on "Double InJeopardy Deluxe" to answer additional questions on the Double InJeopardy Deluxe question grid.
8. Final InJeopardy Deluxe
 - a. Once ALL questions on the grid/s have been selected and answered, click on "Final InJeopardy Deluxe".
 - b. In Final InJeopardy Deluxe teams may wager the points they have accumulated during the game (Without alerting the other teams, confer with your teammates and write down your wager on a piece of paper to be handed to the host).
 - c. The amount of the wager will be increased, if correct, or deducted, if incorrect, from their score.

RULES

SETUP

START GAME

Let's Play

Sherwood Oaks

Piney Reserve

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Myrtle Place

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InJeopardy

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It Doesn't
Grow on Trees

Stop, Thief!

You're Not the
Boss of Me

Potpourri

\$100

\$100

\$100

\$100

\$200

\$200

\$200

\$200

\$300

\$300

\$300

\$300

FINALE

DOUBLE INJEOPARDY

FINAL INJEOPARDY

Category 1 for \$100

InJeopardy

TOGGLE

These are the three types of garnishment available for post-judgment collection of unpaid assessments

What are wage, bank, and rent garnishments?

MORE

SHOW ANSWER

CORRECT

INCORRECT

GAME BOARD

[BACK](#)

Category 1 for \$200

InJeopardy

TOGGLE

This process is used to compel a debtor to answer questions under oath and produce documents about his personal finances

What are debtors' interrogatories and subpoena duces tecum?

MORE

SHOW ANSWER

CORRECT

INCORRECT

GAME BOARD

[BACK](#)

Category 1 for \$300

InJeopardy

TOGGLE

This writ allows the association to use the sheriff to take the personal property of a debtor and sell it to satisfy unpaid debts; it is a terrible idea

What is a writ of fieri facias?

MORE

SHOW ANSWER

CORRECT

INCORRECT

GAME BOARD

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Sherwood Oaks

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Category 1 for \$400
InJeopardy

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TOGGLE

Two large empty white rectangular boxes for displaying the question and the answer.

MORE

SHOW ANSWER

CORRECT

INCORRECT

GAME BOARD

[BACK](#)

Category 2 for \$100

InJeopardy

TOGGLE

This Fairfax County man went on a shooting rampage in 2008, seriously wounded three people, engaged in a shoot-out with police near Springfield Mall, and was sentenced to 66 years in prison. He also was accused of embezzling \$3 million from about 400 homeowners associations (impacting about 70,000 homeowners)

Who is Jeffrey Koger?

MORE

SHOW ANSWER

CORRECT

INCORRECT

GAME BOARD

[BACK](#)

Category 2 for \$200

InJeopardy

TOGGLE

Even with coverage through the association's insurance carrier, the Board of Directors should require evidence that its management company carries this kind of financial coverage, which will provide the first line of recovery in the event of a theft by one of its employees

What is Fidelity Coverage?

MORE

SHOW ANSWER

CORRECT

INCORRECT

GAME BOARD

[BACK](#)

Category 2 for \$300

InJeopardy

TOGGLE

Allowing operating and reserve funds to exist in the same account is an example of this; it opens the door to confusion and exposes the association to the risk of theft

What is comingling of funds?

MORE

SHOW ANSWER

CORRECT

INCORRECT

GAME BOARD

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Sherwood Oaks

Piney Reserve

Category 2 for \$400
InJeopardy

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TOGGLE

Two large empty white rectangular boxes for displaying the question and the answer.

MORE

SHOW ANSWER

CORRECT

INCORRECT

GAME BOARD

[BACK](#)

Category 3 for \$100

InJeopardy

TOGGLE

This term refers to a Board/association's inconsistent application of its covenants and rules; it can be the reason that a Board is blocked from implementing the rules it really cares about

What is Selective Enforcement?

MORE

SHOW ANSWER

CORRECT

INCORRECT

GAME BOARD

[BACK](#)

Category 3 for \$200

InJeopardy

TOGGLE

Before violation charges can be imposed against an owner in an association, the owner is entitled to notice and the opportunity for this

What is a hearing?

MORE

SHOW ANSWER

CORRECT

INCORRECT

GAME BOARD

[BACK](#)

Category 3 for \$300

InJeopardy

TOGGLE

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An association's Board of Directors
can go into executive session for these
two reasons

What are to

Consider personnel matters

Consult with legal counsel

Discuss and consider contracts, probable or pending litigation, and matters involving violations of the governing documents/rules and regulations

Discuss and consider the personal liability of unit owners

MORE

SHOW ANSWER

CORRECT

INCORRECT

GAME BOARD

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Category 3 for \$400
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TOGGLE

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MORE

SHOW ANSWER

CORRECT

INCORRECT

GAME BOARD

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Category 4 for \$100

InJeopardy

TOGGLE

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This book of parliamentary procedures is intended to help executive bodies avoid chaos in meetings; it is evil, though slightly less so if you rely on the provisions for small Boards

What are Robert's Rules of Order?

MORE

SHOW ANSWER

CORRECT

INCORRECT

GAME BOARD

[BACK](#)

Category 4 for \$200

InJeopardy

TOGGLE

Though associations may reasonably regulate placement and size of these devices, the FCC prohibits associations from barring them

What are satellite dishes?

MORE

SHOW ANSWER

CORRECT

INCORRECT

GAME BOARD

[BACK](#)

Category 4 for \$300

InJeopardy

TOGGLE

Sherwood Oaks

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An association's Board may withhold these two types of records from owners wishing to examine and copy them

What are

- With respect only to condos, drafts not yet incorporated into the association's books and records
- Records regarding personnel matters relating to specific, identified persons or a person's medical records
- Contracts, leases, and other commercial transactions to purchase or provide goods or services, currently in or under negotiation
- Pending or probable litigations (probable meaning instances where there has been a threat of litigation from a party or the legal counsel of a party or it appears from the facts in general that litigation is likely)
- Matters involving state or local administrative or other formal proceedings before a government tribunal for enforcement of the association instruments or rules and regulations
- Communications with legal counsel related to personnel matters, contracts, pending/probable litigation, or proceedings before a government tribunal OR anything protected by attorney-client privilege or work product doctrine OR information obtained in consultation with legal counsel as related to executive session (see below)
- Disclosure of information in violation of law
- Meeting minutes or confidential records of an executive session
- Documentation, correspondence, or reports compiled for or on behalf of the Board for consideration by the Board in executive session
- Individual owner or member files (other than those of the requesting owner)

MORE

SHOW ANSWER

CORRECT

INCORRECT

GAME BOARD

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Sherwood Oaks

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Category 4 for \$400
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TOGGLE

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CORRECT

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GAME BOARD

[BACK](#)

Let's Play Double

InJeopardy

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**That's SOOO
2015**

**Show Me the
Money**

**Do You Have a
Reservation?**

**New Year's
Resolutions**

\$200

\$200

\$200

\$200

\$400

\$400

\$400

\$400

\$600

\$600

\$600

\$600

FINALE

FINAL INJEOPARDY

Category 5 for \$200

InJeopardy

TOGGLE

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Found in Virginia Code Sections 55-79.72:3 (Condo Act) and 55-509.3:1 (POA Act), these are two of the rights found in the “Statement of Owner Rights”

What are the rights to:

- Access association books and records
- Cast a vote in accordance with her ownership interest
- Notice of board meetings and to record and participate in such a meeting
- Notice of any proceeding conducted against the unit or lot owners and opportunity to be heard and represented by counsel there
- Serve on the board if elected

MORE

SHOW ANSWER

CORRECT

INCORRECT

GAME BOARD

[BACK](#)

Category 5 for \$400

InJeopardy

TOGGLE

House Bill 1285 amended this Act to exclude from the definition of “employee” non-compensated employees and directors of property owners associations and excluded from the definition of “Executive Officer” non-compensated officers of a property owners association

What is the Workers Compensation Act?

MORE

SHOW ANSWER

CORRECT

INCORRECT

GAME BOARD

[BACK](#)

Category 5 for \$600

InJeopardy

TOGGLE

As of July 1, 2015, Section 55-79.76 allows associations and unit owners to petition the circuit court to order a meeting of the association in situations where the association has failed to achieve this meeting requirement

What is quorum?

MORE

SHOW ANSWER

CORRECT

INCORRECT

GAME BOARD

Section 55-79.76 now provides that upon petition of a condominium association or any unit owner entitled to vote, the local circuit court is authorized to order that the association hold an annual meeting for purposes of electing directors, and the court is also authorized to set the quorum level and enter other orders necessary to convene a meeting. Two prerequisites are required before a court may order that an annual meeting be held: (1) no annual meeting has been held due to failure to obtain quorum as specified in the condominium instruments, and (2) the association has made good faith attempts to convene a duly-called annual meeting in three successive years, but failed to obtain a quorum in each attempt.



Sherwood Oaks

Piney Reserve

Category 5 for \$800
InJeopardy

Cedar Commons

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TOGGLE

Two large empty white rectangular boxes for displaying the question and the answer.

MORE

SHOW ANSWER

CORRECT

INCORRECT

GAME BOARD

[BACK](#)

Category 6 for \$200

InJeopardy

TOGGLE

Only this type of judicial proceeding can free a debtor of her personal obligation to pay assessments

What is Bankruptcy?

MORE

SHOW ANSWER

CORRECT

INCORRECT

GAME BOARD

[BACK](#)

Category 6 for \$400

InJeopardy

TOGGLE

Sherwood Oaks

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This is the most an association can sue a delinquent debtor for in General District Court

What is \$25,000?

MORE

SHOW ANSWER

CORRECT

INCORRECT

GAME BOARD

- Virginia Code Section 16.1-77 states that the general district court has exclusive original jurisdiction over any claim not exceeding \$4,500, excluding interest and attorney's fees.
- The general district court has concurrent jurisdiction with the circuit court over any claim in excess of \$4,500 and up to and including \$25,000, excluding interest and attorney's fees claimed. (This does not apply to unlawful entry or detainer situations.)
- Civil cases involving amounts greater than \$25,000 are within the exclusive jurisdiction of the circuit courts
- **THE MORAL OF THE STORY: KEEP YOUR COLLECTIONS UNDER CONTROL – IF A DEBTOR'S ACCOUNT BALLOONS TOO MUCH, YOU'RE STUCK WITH THE SLOWER AND MORE EXPENSIVE CIRCUIT COURT PROCESS.**

Category 6 for \$600

InJeopardy

TOGGLE

Sherwood Oaks

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A severely dysfunctional association, *e.g.*, one with crippling delinquencies and an inability to pay its bills, can be sent by a court or government entity into this

What is receivership?

MORE

SHOW ANSWER

CORRECT

INCORRECT

GAME BOARD

Receiverships happen when the Association fails – when it can't make quorum, when its delinquencies become unmanageable (think 60 – 65%). Essentially, a receiver is a person (often an attorney) or company appointed by a government entity or court to take over the day-to-day operation of an entity.

The receiver takes responsibility for paying bills, collecting income, scheduling repairs, and entering into contracts.

The receiver becomes the Board, only instead of a volunteer governing body, you have someone who is paid to run the association without consulting or seeking the permission of the community. If the appointment of a receiver becomes necessary, the association has no real say in who that person will be, how much that person will be paid, what qualifications that person should possess before he or she serves, for how long he or she will serve.

See Virginia Code Section 54.1-2353 for more information.

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SHOW ANSWER

CORRECT

INCORRECT

GAME BOARD

[BACK](#)

Category 7 for \$200

InJeopardy

TOGGLE

Associations are required to have reserve studies performed this often

What is every five years?

MORE

SHOW ANSWER

CORRECT

INCORRECT

GAME BOARD

[BACK](#)

Category 7 for \$400

InJeopardy

TOGGLE

A reserve study should include these two things

What are

- A summary of the association, including the number of units, physical description, and the financial condition of the reserve fund
- A projection of the reserve starting balance, recommended reserve contributions, projected reserve expenses, and the projected ending reserve fund balance for a minimum of 20 years
- A tabular listing of the component inventory, component quantity or identifying descriptions, useful life, remaining useful life, and current replacement cost
- A description of the methods and objectives utilized in computing the fund status and in the development of the funding plan
- Source(s) utilized to obtain component repair or replacement cost estimates
- A description of the level of service by which the reserve study was prepared and the fiscal year for which the reserve study was prepared

MORE

SHOW ANSWER

CORRECT

INCORRECT

GAME BOARD

[BACK](#)

Category 7 for \$600

InJeopardy

TOGGLE

This term refers to the estimated number of years that a reserve component can be expected to serve its intended function if it is properly constructed in its present application and/or installation

What is Useful Life?

MORE

SHOW ANSWER

CORRECT

INCORRECT

GAME BOARD

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MORE

SHOW ANSWER

CORRECT

INCORRECT

GAME BOARD

[BACK](#)

Category 8 for \$200

InJeopardy

TOGGLE

Developing one of these policies is a must before an association uses association funds to play the stock market

What is an Investment Policy?

MORE

SHOW ANSWER

CORRECT

INCORRECT

GAME BOARD

BE IT RESOLVED that the replacement reserves shall be invested in such amounts as may be authorized by the Board of Directors in accordance with the following policy:

A. No funds shall be deposited or invested except in authorized investments. Authorized investments are those that are in accordance with the Virginia Condominium Act and with the declaration and bylaws of the XYZ condominium and that are obligations of, or fully guaranteed by, the U.S. government.

B. All accounts, instruments, and other documentation of such investments shall be subject to the approval of, and may from time to time be amended by, the Board of Directors as appropriate, and they shall be reviewed at least annually.

C. Investments shall be guided by the following goals, listed in decreasing order of importance:

a. Safety of principal. The long-term goal is safety of the replacement reserves.

b. Liquidity and accessibility. Funds should be readily available for projected or unexpected expenditures.

c. Minimal costs. Investment costs (redemption fees, commissions, and other transaction costs) should be minimized.

d. Professional management. Funds should be invested with professional managers who have good reputations and sound credentials.

e. Return. Funds should be invested to seek the highest level of return that is consistent with preservation of the purchasing power of the principal and accumulated interest.

Approved by the XYZ Condominium Board of Directors, February 20, 2016

[BACK](#)

Category 8 for \$400

InJeopardy

TOGGLE

STOP! Do not throw away those old documents until your Board adopts one of these policies

What is a Document Retention Policy?

MORE

SHOW ANSWER

CORRECT

INCORRECT

GAME BOARD

Article I – Document Retention Chart

The Association shall follow the document retention procedures outlined in the chart attached hereto as Exhibit 1. Documents that are not listed, but are substantially similar to those listed in the schedule shall be retained for the same period of time. Documents that are not listed and are not substantially similar to those listed in the schedule shall be retained permanently.

Article II – Electronic Documents

Treatment of Electronic Documents

Electronic documents will be retained as if they were paper documents. Accordingly, any electronic files (including but not limited to records of donations made online) shall be retained pursuant to the schedule in Article I of this Resolution.

Email

If an email relates to a document described in schedule in Article I of this Resolution or if a user has sufficient reason to keep an email message, the message should be kept in the appropriate physical or archival computer file. Backup and recovery methods shall be tested and updated regularly.

Article III – Control and Maintenance of Documents

The Association’s Secretary shall be responsible for overseeing the safe, secure, and accessible storage of physical and electronic documents.

Article IV – Document Destruction

An annual review of documents shall be conducted and the Association’s President and Secretary shall be responsible for overseeing the process of identifying records which have met the required retention period. The President and Secretary further shall be responsible for overseeing the destruction of such records. Destruction of financial and personnel related documents shall be accomplished by shredding.

Article V – Official Investigation or Subpoena

Members of the Association shall immediately inform the Executive Committee in writing of active or potential investigations, lawsuits, or subpoenas which may involve the Chapter. Upon such notice, document destruction shall be suspended immediately. Destruction shall be reinstated upon the conclusion of the action which triggered the suspension.

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Category 8 for \$600

InJeopardy

TOGGLE

Sherwood Oaks

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If you are a disgruntled owner and your association does not have a Complaint Procedures Resolution, you should contact this office within the Department of Professional and Occupational Regulation

What is the Office of the Common Interest Community Ombudsman?

MORE

SHOW ANSWER

CORRECT

INCORRECT

GAME BOARD

The *Office of the Common Interest Community Ombudsman* offers assistance and information to association members regarding the rights and processes available to them through their associations.

The *Common Interest Community Board* is separate and distinct from the Office of the Ombudsman. The Board is the regulatory body responsible for licensing association managers, certifying certain employees of licensed management firms, receiving annual reports filed by associations, and registering condominium and time-share projects registrations.

BACK



Sherwood Oaks

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Category 8 for \$800
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TOGGLE

Two large empty white rectangular boxes for displaying the question and the answer.

MORE

SHOW ANSWER

CORRECT

INCORRECT

GAME BOARD

[BACK](#)

Final

InJeopardy

TOGGLE

Sherwood Oaks

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If a debtor's home is sold via foreclosure without satisfying the association's liens, this is the term used to describe the state of those liens

What is Extinguished?

SHOW ANSWER

POST SCORES

FINALE

[BACK](#)

Game Over

InJeopardy

Sherwood Oaks

Piney Reserve

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Myrtle Place

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INJEOPARDY



Congratulations to the Winners!

PS

Prize Selector

InJeopardy

Sherwood Oaks

Piney Reserve

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Myrtle Place

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SELECT A PRIZE ?

1

The Adoration of Your Colleagues!

2

SNB, PLC Post-It Notes and Pens!

3

A PWC Arts Council Bag!