



Karen Bennett, PCAM®, CCAM®, started Community Association Consulting in 1994 to serve the homeowner association industry. Being in the community management field for over nineteen years, Bennett saw the need to provide professional guidance to community associations, management companies and developers. As Vice President of Management for Professional Community Management (PCM), she was responsible for exceeding the clients' needs of over eighty associations amounting to 23,000 homes.

EXPERIENCE

Prior to establishing Community Association Consulting in 1994

- Management of Developer-controlled and established community associations since 1983.
- Hiring, supervising and training Management and Administrative Staff.
- Mediating association disputes.
- Attending homeowner association meetings both as a Manager and Supervisor.
- Setting up large, on-site managed communities with staff, procedures and supervision.
- Responsibility for a four million dollar annual budget, eighty associations, on-site management communities and a satellite office.
- Marketing services to prospective clients.

EXPERIENCE AS A CONSULTANT

Provided clients with services that have included the following:

- Created Management Audits for community associations.
- Created reports for a Board of Directors to use in selecting a Management Company.
- Acted as a Board Member representative for Developers.
- Evaluated and trained Managers.
- Developed Board Member Training Systems.
- Evaluated staff, systems and conducted personnel searches for small Management firms.
- Established a complex new community in Harbor City for two developers that involved two associations by acting as the first Management Company and holding the first meetings until the Board could choose an established company that could carry on the day-to-day management of the complex.
- Provided deposition, arbitration, and Superior Court testimony in cases involving Community Associations, Management Companies and Developers.
- Was cited in the favorable opinion for her client in the Court of Appeal Case involving Angela Moran v. Oso Valley Greenbelt Association. Certified for Publication, September 6, 2001. Super. Ct. No. 803314.
- Frequently lectures or writes for industry publications on matters concerning Management or Community Associations.

AFFILIATIONS

- Community Associations Institute Member. Past President of the Orange County Regional Chapter, 1992. Received the Hall of Fame, President's Award and the May Russell Award for outstanding service.
- California Association of Community Managers. Member since inception 1993. Named Committee Member of the Year, 1999

DESIGNATIONS

- Professional Community Association Manager, PCAM®, 1991
- Certified Community Association Manager, CCAM®, 1993
- Lifetime Teaching Credential, 1997.

EDUCATION

B.A., Social Science, California State University, Long Beach, 1967.