



The Ultimate Destination: The Professional Community Association Manager (PCAM) Designation

By Anne Calarco, CMCA, AMS, LSM, PCAM



Anne Calarco,
CMCA, AMS,
LSM, PCAM,
Level Property
Management

In beginning your journey as a new community association manager, the national designations one can earn through Community Associations Institute (CAI) may seem a long difficult distance away. A community association manager is responsible for the day-to-day operations of homeowner associations, having the ability to provide advice as within their expertise to the boards they serve. With the many duties involved to accomplish this it is important to hone your skills, professionalism, and knowledge.

Charting out your plan when you look to start this professional journey is just the beginning. Each stage of your journey comes with challenging levels of education and practical experience. CAI can be the key to your planning as the first level of achievement comes with the series of classes they make available.

The first in the initial leg of your journey and commitment to excellence is the M100 class and national test for the designation, Certified Manager of Community Associations (CMCA). With each national designation earned, aspiring community association managers set themselves apart from the average and display the ability to promote their level of expertise and skills developed to their clients.

After beginning the next stage of management classes, the M200 series, the Association Management Specialist (AMS) designation may be attained. There are six management classes in the M200 series, all jam packed with subjects that are a must for the growth and expertise needed as a true professional in our community management industry. Some may find it challenging but once committed, the rewards are endless to the community manager working toward the pinnacle of community association management, Professional Community Association Manager (PCAM). A dedicated community manager's achievements

of knowledge and experience within every aspect of financial, administrative, and facility management are a successful marketing tool preparing them for their work to reach their journey's final leg: preparing for their PCAM case study and earning of the PCAM national designation.

Five years of direct community management experience and specifics on a large scale community is a requirement, along with passing completion of all six of the M200 level courses and an active CMCA designation by CAMICB. Once you have completed all requirements, you are ready to plan for your final destination: your PCAM case study. The case study is exciting as it allows the professional community manager the opportunity to visit and be onsite at a large scale community, and with presentations by service providers, the onsite community manager, and board members. It is a 2-2 ½ day case study and with the culmination being your actual written case study based on a number of questions given by your PCAM case study facilitator and to be completed usually within thirty (30) days.

Much like the feeling you get in preparation of landing at your destination, anticipation and excitement, the feeling of pride in knowing you have built your skills to the highest levels of community management is like no other. You have landed.....PCAM, a level above all others! 🌟