

OFFERING MORE THAN EXPERIENCED LEGAL ADVICE

**EXPECT A COMMON-SENSE, COST EFFECTIVE APPROACH
IN RESOLVING YOUR LEGAL ISSUES.**



SIMICH LAW FIRM P.C.

REPRESENTING COMMUNITY ASSOCIATIONS

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COMMUNITY ASSOCIATION LAW FOCUSED

Thank you for considering the Simich Law Firm P.C. to represent your community association. We take a common sense approach to resolving your legal disputes as quickly and cost effectively as possible. The Simich Law Firm P.C. is dedicated to the full-time representation of numerous community associations throughout Texas including single-family subdivisions, town home communities, condominium and commercial associations.



Tamara L. Simich is the principal and the managing partner of Simich Law Firm P.C. dedicated to the full time representation of community associations throughout Texas. Prior to representing community associations, Ms. Simich spent several years representing banks and mortgage companies in both bankruptcy and foreclosure matters.

Ms. Simich obtained a Bachelor of Science degree from the University of Houston graduating cum laude in 1988. She obtained her Juris Doctorate degree from the South Texas College of Law in 1997 where she was the recipient of many awards including the Deans Honor List and Phi Delta Phi Awards for Mediation and Real Estate Finance.

Tamara is licensed to practice law in all courts in the State of Texas (1998) also holds the following admissions and certifications:

Admissions:

- U.S. Court of Appeals for the Fifth Circuit (1998)
- U.S. Supreme Court (2003)
- U.S. District Court for the Southern District of Texas (1998)
- U.S. District Court for the Eastern District of Texas (1999)
- U.S. District Court for the Western District of Texas (2001)
- U.S. District Court for the Northern District of Texas (2003)
- U.S. Bankruptcy Courts for the Northern, Southern, Eastern and Western Districts of Texas (1999)

Certifications:

Mediator, basic civil and commercial mediation as well as additional certification in family dynamics, child development and family law. South Texas College of Law, Center for Legal Responsibility (1997).



SPEAKING/TEACHING PRESENTATIONS

Tamara L. Simich is a frequent speaker on community association law and has presented numerous in house education programs to community association management companies and homeowner associations in Houston, Dallas, San Antonio and Austin. Ms. Simich also regularly presents seminars to the bar association and community association industry groups on community association law with topics including: collections, bankruptcy, drafting and enforcement of covenants, rules and regulations, litigation avoidance, fiduciary duties of board members, and foreclosure. Tamara's speaking and teaching achievements on community association law are detailed as follows.

1. Greater Houston Chapter Community Associations Institute, **ABC's Course For Association Leaders**, September 2002, March, 2003, October 2003, January 24, 2004, August 14, 2004, November 13, 2004, January 29, 2005 (co-presenter).
2. Community Associations Institute, 52nd National Conference and Exposition, Dallas, Texas, **"How To Collect Maintenance Assessments Without Being Sued,"** May 1-3, 2003 (co-author and co-presenter).
3. Greater Houston Chapter Community Associations Institute, **"How to Collect Maintenance Assessments Without Being Sued"** September 17, 2003 (co-author and co-presenter).
4. Cypress Creek United Civic Association, **"Case Law and Legislative Update 2003"**, September 8, 2003, (co-author and presenter).
5. Montgomery County Community Associations Inc., **"Deed Restriction Violation Enforcement"**, The Woodlands, Texas, September, 2003 (author and presenter).
6. Community Associations Institute, 25th Annual Law Seminar, Las Vegas, Nevada, **"Foreclosure, Association Jackpot or Bust"**, February 20, 2004 (co-author and co-presenter).
7. Greater Houston Chapter Community Associations Institute, **"Collection of Assessments"** September 21, 2005 (author and presenter).
8. Advanced Real Estate Course 2006, State Bar of Texas, **"Collection and Foreclosure Issues for POA's"** August 30-September 1, 2006, Dallas, Texas (author and presenter).
9. Community Associations Institute 27th Annual Law Seminar, **"Bankruptcy, Recent Updates and Effects on Community Associations"** January 28, 2006, Las Vegas, Nevada (co-presenter).
10. Greater Houston Chapter Community Associations Institute, **"The Essentials of Community Association Volunteer Leadership"** Houston, Texas: March 11, 2006, May 20, 2006, June 1, 2006 (co-presenter).
11. Greater Houston Chapter Community Associations Institute, **"The New Bankruptcy Abuse Prevention and Consumer Act and Property Owners Associations"**, June 21, 2006 (co-presenter).
12. Greater Houston Chapter Community Associations Institute, **"Deed Restriction Enforcement"** September 20, 2006 (author and presenter).
13. Greater Houston Chapter Community Associations Institute, **"You Need What? When?"** April 18, 2007 (author and co-presenter).
14. **"Community Association Transition and Management Training Seminar"**, published by National Business Institute, Course 16751, September 10, 2007, Houston, Texas (co-author and co-presenter).

PUBLISHED ARTICLES / SEMINAR MATERIALS

Ms. Simich has dedicated much of her professional legal career to not only learning about all aspects of community association law, but has also published magazine articles, law journal and seminar materials for bar and industry groups as follows.



1. "Assessment, Collection & Foreclosure" published in **TEXAS LAND TITLE INSTITUTE**, December, 2001 (co-author).
2. "Preparing for the Legislative Session Annual Meeting and General Membership Luncheon" published in **FACETS - The Journal of The Greater Houston Chapter of The Community Associations Institute**, Vol. XXVII, No. 6, Pg. 20, Nov./Dec. 2002 (author).
3. "2003 Annual Chapter Awards" published in **FACETS - The Journal of The Greater Houston Chapter of The Community Associations Institute**, Vol. XXVII, No. 2, Pg. 20, Nov./Dec. 2002 (author).
4. "Updating Your Management Certificate Can Be An Effective Litigation Avoidance Technique" published in **FACETS - The Journal of The Greater Houston Chapter of The Community Associations Institute**, Vol. XXIV, No. 2, Pg. 5, May/June 2003 (author).
5. "Highlight Your Expertise Without Spending Money" published in **FACETS - The Journal of The Greater Houston Chapter of The Community Associations Institute**, Vol. XXIV, No. 2, Pg. 5, May/June 2003 (author).
6. "Effective Public Speaking" published in **FACETS - The Journal of The Greater Houston Chapter of The Community Associations Institute**, Vol. XXIV, No. 2, Pg. 22, May/June 2003 (author).
7. "The Top Ten Ways to Collect Maintenance Assessments Without Being Sued" published in **CONTACT - The Journal of The Dallas/Ft. Worth Chapter of The Community Associations Institute**, June 2003 (co-author).
8. "The Top Ten Ways to Collect Maintenance Assessments Without Being Sued" published in **FACETS - The Journal of The Greater Houston Chapter of The Community Associations Institute**, Vol. XXIV, No. 4, Pg. 12, Jul/Aug 2003 (co-author).
9. "Case Closed – Ways to Avoid Litigation, Lawsuits and Other Legal Troubles" published in **COMMON GROUND – CAI's Magazine for Condominium and Homeowner Associations**, Page 27, November, December 2003 (co-author).
10. "Community Association Foreclosures", published in **JOURNAL OF COMMUNITY ASSOCIATION LAW**, Volume 7, No. 1, Spring 2004, Page 71 (co-author).
11. "Drafting Tips and Traps for the "Other" Association Documents", published in **15TH ANNUAL ADVANCED REAL ESTATE DRAFTING COURSE, STATE BAR OF TEXAS**, March 11, 2004, Dallas, Texas (co-author).
12. "Architectural Control Issues" published in **ADVANCED REAL ESTATE COURSE 2004, STATE BAR OF TEXAS**, July 8-10, 2004, Dallas, Texas (co-author).
13. "Bankruptcy, Recent Updates and Effects on Community Associations" published in **COMMUNITY ASSOCIATIONS INSTITUTE 27TH ANNUAL LAW SEMINAR**, January 28, 2006, Las Vegas, Nevada (co-author).
14. "Collection and Foreclosure Issues for POA's" published in **ADVANCED REAL ESTATE COURSE 2006, STATE BAR OF TEXAS**, June 29-July 1, 2006, San Antonio, Texas (author).
15. "Community Association Transition and Management Training Seminar", published by **National Business Institute**, Course 16751, September 10, 2007, Houston, Texas (co-author).

HONORS AND AWARDS

During her professional career, Tamara L. Simich has worked hard to achieve proficiency in representing her clientele and along the way has been the recipient of the following honors and awards:



COLLEGE OF THE STATE BAR OF TEXAS (2004 – Present)

Tamara L. Simich has been inducted into the prestigious College of the State Bar of Texas. The College is Honorary Society of lawyers who are among the best trained attorneys in Texas interested in both high ethical standards and improved training for all Texas attorneys. The College recognizes Texas lawyers who attend at least double the Continuing Legal Education (CLE) required by the State Bar of Texas.



Super Lawyers

TEXAS MONTHLY MAGAZINE SUPER LAWYER (April 2007)

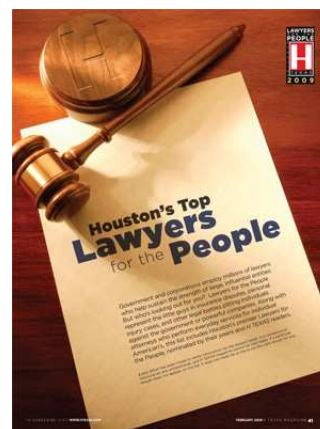
Tamara L. Simich has been selected as a “TEXAS RISING STAR” by Law & Politics and the publishers of Texas Monthly Magazine featuring the top 2.5 percent of attorneys in the State.

H MAGAZINE - HOUSTON'S TOP LAWYERS FOR (2008 and 2009)

Tamara L. Simich has been selected by Houston's H Magazine as one of Houston's Top Lawyers in 2008.



Tamara was also selected as one of Houston's Top Lawyers for the People in 2009.



BAR / INDUSTRY GROUP AND LEADERSHIP POSITIONS

Tamara L. Simich has been active in numerous bar and community association industry groups and has served in numerous leadership positions with the Community Associations Institute throughout the years including President of the Greater Houston Chapter for 2007.

1. Member of the **STATE BAR OF TEXAS** (1998 – Present).
Selected as a “**TEXAS RISING STAR**” by Law & Politics and the publishers of Texas Monthly Magazine featuring the top 2.5 percent of attorneys in the State.
2. Member of the **COLLEGE OF THE STATE BAR OF TEXAS** (2004 – Present).
The College is Honorary Society of lawyers who are among the best trained attorneys in Texas interested in both high ethical standards and improved training for all Texas attorneys. The College recognizes Texas lawyers who attend at least double the Continuing Legal Education (CLE) required by the State Bar of Texas.
3. Member of the **TEXAS BAR ASSOCIATION REAL ESTATE, PROBATE AND TRUST SECTION** (2001 – Present).
4. Member of the **HOUSTON BAR ASSOCIATION** (2001 – Present).
5. Member of the **MONTGOMERY COUNTY BAR ASSOCIATION** (2004 – 2006).
6. Member of the Steering Committee for **MONTGOMERY COUNTY COMMUNITY ASSOCIATION, INC.** (2003 - 2004).
7. Member of **CYPRESS CREEK UNITED CIVIC ASSOCIATION** (2001 - 2006).
8. Member of **THE COMMUNITY ASSOCIATIONS INSTITUTE (CAI)** - Greater Houston Chapter (2001 – Present):
 - President (2007), President Elect (2006), First Vice-President (2005), Board of Directors (2002 – Present)
 - Chair of Education Committee (2004 – 2005), Committee Co-Chair (2003), Committee Member (2001 – Present)
 - Legal Committee Co-Chair (2004 – 2006), Member (2001 – Present)
 - Member FACETS Magazine Committee (2002 – 2007)
 - Community Associations Institute **PRESIDENTIAL STAR AWARD RECIPIENT**:
 - Presidential Star Award recipient in 2004, 2005 and 2006.
9. **NATIONAL ASSOCIATION OF PROFESSIONAL WOMEN** (2008 – Present)



PROFESSIONAL LEGAL FEES

The Simich Law Firm P.C. understands that community associations operate on a limited budget and want to pass along reasonable attorney fees and costs to their homeowners who find themselves the subject of legal action. We understand that although the homeowners association is tasked with collecting assessments and enforcing deed restrictions, the people that you must pursue are your neighbors and as such, need to be treated as you would wish to be treated. Neither the Association nor Homeowners want to pay more legal fees than is necessary.



Our firm pledges to not nickel and dime you for each time a telephone is answered or a pen is picked up. We encourage communication between the Association, Association Manager and/or Homeowners. It is our belief that if the Association or their Manager can contact their attorney without incurring legal fees this helps keep the Association out of trouble and as such, becomes a very effective, litigation avoidance tool.

Likewise, if the Homeowner can contact the Association's attorney without fear of incurring additional attorney fees, a resolution can more easily be negotiated which benefits both the Association and the Homeowner. In fact, at the Simich Law Firm P.C., all of our letters to Homeowners end with the statement "you will not be charged for telephone calls to this office". Most of our common legal work is done on a flat-fee basis as follows. Our hourly charges accrue only for litigation matters and special projects. Estimates of legal fees can given prior to any legal work being performed.

Please contact our Tamara L. Simich for a proposal and details of all of our flat fee legal fees.

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