



Nicole A. Williams

Counsel

Community Associations

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Nicole's practice is devoted to the representation of community associations in Maryland and D.C. Nicole has extensive experience in counseling community associations on covenant issues and the collection of assessments. She regularly counsels' communities on amendments to community governing documents, rules for community associations, community transition from developer to homeowner control as well as training for new Board members of community associations. She also reviews and negotiates management and vendor contracts for clients.

Nicole Williams represents bankruptcy creditors in case of a Chapter 13 or 11 reorganization or in a Chapter 7 liquidation. Much of her experience is in the context of community and homeowners' associations as creditors of owners or businesses who are facing or have declared bankruptcy.

Representative Experience

- Ensures that creditor CA's and HOA's receive the maximum amounts recoverable once an owner/debtor declares bankruptcy
- Ensures that creditor CA's and HOA's receive payment for assessments accruing while the debtor is in bankruptcy
- Author, "When your Contractor Shuts its Doors" (April 2015 RB Community Association Newsletter)
- Author, "Collections: From the Standard to the Unconventional" (May 2009 Quorum Magazine)

Professional Credentials

- Commissioner, Prince George's County Commission for Common Ownership Communities, 2017 - 2020
- Co-Chair for Quorum magazine, Washington Metro Chapter of CAI, 2016 Awards
- University of Pittsburgh (B.A. 1999)
- University of Pittsburgh School of Law (J.D. 2002)
- Licensed in Maryland, Virginia, and the District of Columbia
- Member, Washington Metropolitan Chapter of the Community Associations Institute's (CAI) Quorum Editorial Board Committee and Outreach Committee
- Member, Chesapeake Chapter of the Community Associations Institute
- Panel Chairperson, Montgomery County (MD) Commission on Common Ownership Communities
- WMCCAI's Council Chair for Communications (2015)

- Member, Education Committee for Chesapeake Chapter of the Community Associations Institute
- Appreciation Award, Community Association Institute, Washington Metro Chapter (2015)
- Rising Star Award, Community Association Institute, Washington Metro Chapter (2013)

Articles and Presentations

- Co-Author, "Labor, Licensing, and Liability" (August 2015 Quorum Magazine)
- Guest, Chat with a Lawyer, host Wala Blegay, "Legal Rules for Condos and Home Owners' Associations," February, 2015
- 2013-Present: Instructor; ABC's Course and Essentials of Community Leadership Course-CAI
- "Challenge! How to Avoid Election Disputes" (Winter 2013/2014 Montgomery County Maryland CCOC Newsletter)
- "Ways to Handle Rouge Social Media" (October 2013 Quorum Magazine)
- "Making Sense of the Puzzle" (September 2011 Quorum Magazine)
- "When Covenants Conflict with Federal Law" (July 2011 Quorum Magazine)
- "Reasonable Accommodations and Reasonable Modifications for Persons with Disabilities" (April 2011, RB Community Association Newsletter)
- Co-Author, "The Fair Housing Act and Parking Accommodations" (April 2010 Quorum Magazine)
- "Face-to-Face with the Montgomery County Commission on Common Ownership Communities" (June 2009 Quorum Magazine)
- "Collections: From the Standard to the Unconventional" (May 2009 Quorum Magazine)