



# Paralegal Pipeline

*Chester County Paralegal Association*

## PRESIDENT'S MESSAGE

I would like to take this opportunity to invite you to become involved with the Chester County Paralegal Association.

My membership and involvement with CCPA has offered rewards in so many different aspects of my career. It has been a pleasure and honor to serve the association as a board member and officer. I have published the newsletter for several years, and it has been fun (believe it or not!) and interesting to put together relevant articles for your enjoyment and enrichment. My participation in other commit-

tees, such as fundraising and membership has widened my network of friends enormously. I have made many lasting friendships through my relationship with CCPA.

We have an exciting year coming up, and now would be a great time to get your "feet wet." We have several CLEs planned, as well as our annual open house, auction and several fascinating speakers lined up for 2007.



It has been a pleasure for me personally to meet so many of you over the last seven years. I want to thank you for voting for me to serve as President, your confidence means so much. I hope to see you at our next meeting!

## INSIDE THIS ISSUE

- E-mail etiquette tips
- New Mechanic's Lien Law
- 2007 Schedule of meetings
- Contact information for the Board

## NEW MECHANIC'S LIEN LAW IN EFFECT

The Legislature passed and the Governor has signed a significant overhaul of the Pennsylvania Mechanic's Lien Law, known as Act 52 of 2006. The changes in the law are to become effective January 1, 2007. Significantly, the new provisions will prohibit a contractor from waiving both its right and the right of its subcontractors to file mechanic's and materialman's liens against a project. If the contract involves residential construction valued at less than \$1,000,000, the waivers are still valid. A mechanic's lien provides a subcontractor with a means of enforcing payment directly from an owner who is usually under no contractual obligation to a subcontractor.

Mechanic's liens do provide for special problems for owners, bonding companies, title insurers and lenders. When a subcontractor is permitted to assert a lien against the owner of the property, the owner has usually already paid the contractor and expects the contractor to pay its subcontractors.

Mechanic's and materialman's liens in cases of new construction, take priority over many other liens from the date of the commencement of any construction. This priority position creates additional problems including the possibility that the lien's filing will not only result in an increase of the project costs, but also jeopardize a lender's position as the holder of a first mortgage lien.

*Continued on page 2...*

## MECHANIC'S LIEN LAW, CONTINUED

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Under the prior law the practice was for contractors to sign waivers affecting both their right to file liens and the right of their subcontractors. It is unclear what changes in practice will occur as a result of this new Act after January 1, 2007, when such waivers will not be permitted. The Act does provide some additional protection to a lender as it provides that a lender's lien of either a purchase money mortgage or an open-end mortgage to finance construction will be prior to a mechanic's or materialman's lien.

Additional mechanic's lien law changes may arise as a result of another pending House Bill. House Bill 2756 contemplates additional and perhaps a more comprehensive overhaul to the mechanic's lien law.

*This article was re-printed with permission from the author, it recently appeared in the Gawthrop Greenwood Focus. Please contact Roger N. Huggins, Esquire at 610.696.8225 for permission to reprint, or for advice on Mechanic's Liens in Pennsylvania.*

**A Lunch n' Learn Bankruptcy Seminar will be held at on Thursday, April 5, 2007 at 12:00 noon in the lower level conference room of the Chester County Bar Association. A summary of the new bankruptcy laws and procedures will be provided. Please bring your own lunch. If you would like to attend the seminar, please sign up by emailing [paffisher@comcast.net](mailto:paffisher@comcast.net) or calling 610-466-2085.**

The Lancaster Area Paralegal Association is hosting a seminar on the "Emerging Role of Paralegals in Forensics" on March 21, 2007 at noon. If anyone is interested in attending, please call Pat Fisher at 610-466-2085 or 610-322-8257, or you may contact the Lancaster County Paralegal Association at P.O. Box 593 Lancaster, PA 17608-0593 [www.LAPAParalegals.com](http://www.LAPAParalegals.com)

*Be Sure to Read the Article Regarding E-Mail Etiquette in this Issue!*



*Let it snow!*

### PRO BONO COMMITTEE REPORT

In addition to being an excellent form of continuing legal education and networking, giving your time to pro bono work, is a great way to help the less fortunate in your community. The number of cases received by Legal Aid of Southeastern Pennsylvania and the Chester County Bar Association's Access to Justice Program

continues to increase each year.

The Pro Bono Committee would like to see more paralegals become involved with pro bono work. We especially need experienced family law paralegals to assist with cases. Please consider donating some of your time to help those who cannot

afford to pay for the services of an attorney. Please call Pat Fisher at 610-322-8257 or Tina Cortese at 610-840-0240 for more information about the Pro Bono Committee.

## E-MAIL ETIQUETTE

Submitted By, Suzie A. Marker

**Mind Your Manners:** Think of the basic rules you learned growing up, like saying please and thank you.

**Watch Your Tone:** It is very difficult to express tone in writing. You want to come across as respectful, friendly, and approachable. You don't want to sound curt or demanding.

**Be Concise:** Get to the point of your email as quickly as possible, but don't leave out important details that will help your recipient answer your query.

**Be Professional:** This means, stay away from abbreviations and don't use emoticons (those little smiley faces). Don't use a cute or suggestive email address for business communications.

**Use Correct Spelling and Proper Grammar:** Use a dictionary or a spell checker. While you can write in a conversational tone (contractions are okay), pay attention to basic rules of grammar.

**Wait to Fill in the "TO" Email Address:** This will keep you from accidentally sending an email prematurely, and can save embarrassment!

**E-mail is meant to be brief:** Keep your message short. Use only a few paragraphs and a few sentences per paragraph.

**Thinking That No One Else Will Ever See Your E-Mail:** Don't use the Internet to send anything that you couldn't stand to see on a billboard on your way to work the next day.

**Do Not Fight Via E-mail:** If there is a difference of opinion, pick up the phone and call the person you disagree with, or ask them to meet you for lunch, and talk it out!! See also, Watch Your Tone

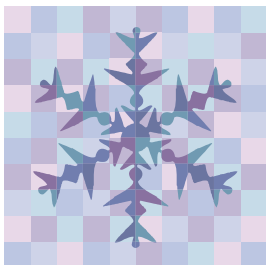
**Almost Never Use Reply To All:** Only use Reply to All if you really need your message to be seen by each person who received the original message.



### RENEWAL REMINDER:

If you have not already done so, *please* send in your annual membership dues for 2007 along with the Membership Renewal form and Membership Directory Update form at your earliest possible convenience. In addition to completing our membership renewal for 2007 as soon as possible, we want to be sure that we have updated information for as many members as possible. This will insure that you receive all information, notices, and newsletters that are circulated to the CCPA members.

*Look for information in upcoming issues regarding a Family Law CLE to occur in June!!*



### **Keystone Alliance of Paralegals**

The board has voted to continue their membership with Keystone Alliance Paralegal Association. Keystone's current membership consists of eight paralegal associations throughout Pennsylvania.

Keystone's Spring meeting will be held on Saturday, April 21, 2007 at 9:30 a.m. at The Hershey Company Corporate Headquarters. If anyone is interested in attending this meeting, please call Pat Fisher at 610-322-8257.

# CALENDAR OF EVENTS

## March 2007

Sun	Mon	Tue	Wed	Thu	Fri	Sat
				1	2	3
4	5	6	7	8CCPA Board	9	10
11	12	13	14	15	16	17
18	19	20	21	22 General	23	24
25	26	27	28	29	30	31

### SCHEDULE OF EVENTS

- **March 8, 2007– Board Meeting 12 noon , location TBA**
- **March 22, 2007– General Meeting, CCBA lower level.**
- **April 5, 2007– Bankruptcy CLE, CCBA lower level.**
- **April 12, 2007– Board Meeting 12 noon, location TBA**
- **May 10, 2007 Board Meeting 12 noon, location TBA**
- **May 24, 2007 General Meeting , CCBA lower level**
- **June 14, 2007 Board Meeting, 12 noon, location TBA**
- **June, 2007– date TBA family Law CLE**

## April 2007

Sun	Mon	Tue	Wed	Thu	Fri	Sat
1	2	3	4	5 Bnkrtpy CLE	6	7
8 Easter	9	10	11	12 CCPA Board Meet-	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30					

## May 2007

Sun	Mon	Tue	Wed	Thu	Fri	Sat
		1	2	3	4	5
6	7	8	9	10 Board	11	12
13	14	15	16	17	18	19
20	21	22	23	24General	25	26
27	28	29	30	31		

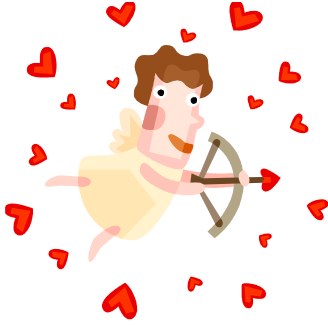
## June 2007

Sun	Mon	Tue	Wed	Thu	Fri	Sat
					1	2
3	4	5	6	7	8	9
10	11	12	13	14Board	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30

*Chester County Paralegal Association*

**PO Box 295**

**West Chester, PA 19381**



### **Board of Directors**

Officers:

**President: Suzie A. Marker**

610.696.8225

**Vice-President: Catherine Marrone**

610.840.0236

**Treasurer: Lynn Seay**

610-692-8461

**Secretary: Patricia Fisher**

610.466.2085

### **Committee Chairs and Representatives**

Pro Bono: Tina Cortese 610.840.0240 and Patricia Fisher 610.466.2085

Webmaster: Kerry Beck 610.444.9840

Publicity: Diane Perrone 610.692.1371

Membership: Nicole Kostis 610.425.3782

CLE: OPEN AND AVAILABLE

Job Bank: Barbara Butler 610.436.0100

Fundraising: OPEN AND AVAILABLE

Newsletter: Suzie Marker 610.696.8225

Parliamentarian: Stevi Douglass 610.250.2528

Villanova Advisory Board: Lisa Tarr 610-827-2044

