



## Ursula A. Koenig

Associate

Phone: (703) 790-1911  
Fax: (703) 848-2530  
UKoenig@reesbroome.com

Ms. Koenig joined Rees Broome, PC in 2004. Her practice concentrates on community association law, including collection of delinquent assessment accounts, drafting policies for associations, and litigation.

### Practice Focus

Ms. Koenig focuses on the collection of delinquent condominium and homeowners' association dues. She represents a wide variety of community associations and practices daily in the General District Courts in Fairfax and Loudoun Counties in Virginia, and all Maryland District Courts. She also coordinates non-judicial foreclosures and handles other matters for associations, including the drafting of policy resolutions and unique legal issues that arise within community associations.

### Representative Experience

#### **Ms. Koenig has litigation experience in all levels of all Northern Virginia courts:**

- Defended hundreds of cases, including misdemeanors, felonies, and juvenile matters, and has extensive experience in motions practice as related to those cases
- First chaired a 13-count white-collar case in the United States District Court for the Eastern District of Virginia alleging numerous criminal acts including extortion, money laundering, and obstruction of justice

#### **Ms. Koenig has experience in the area of property owner association litigation:**

- Represents numerous community associations in litigation against unit owners for violations of condominium declarations, bylaws, rules and regulations, and non-payment of assessments
- Represents homeowner associations in litigation involving foreclosures of units pursuant to Property Owners' Association Act §55-516 and the Condominium Act § 55-79.84
- Reviews and updates covenants and architectural enforcement; negotiates and resolves claims by owners against client associations
- Develops and presents seminars to our community association clients on a variety of topics, such as directors' duties, meeting requirements, fair housing, age-restricted communities, rules enforcement, and changes in the law
- Prepares condominium instruments and registration applications for residential and mixed-use conversion and new build condominiums
- Prepares and reviews contracts with service providers for community associations with from 250 to 4800 homes

## Education and Background

- J.D. Drake University School of Law (1998) with Honors
- B.S. James Madison University (1994)
- Ms. Koenig clerked for a year for the Honorable William W. Wenner, III, of the Court of Special Appeals of Maryland. She subsequently worked for four years in a boutique criminal defense firm in Alexandria, Virginia.

## Bar/Court Admissions

- Virginia (1999)
- U.S. District Court for the Eastern District of Virginia (1999)
- U.S. District Court for the Western District of Virginia (2000)
- Maryland (2005)
- U.S. District Court for Maryland (2006)
- U.S. Bankruptcy Court for Maryland (2006)
- U.S. Bankruptcy Court for the Eastern District of Virginia (2007)

## Professional and Civic Involvement

- Member, Fairfax County Bar Association
  - Community Outreach Committee
  - Chair, Rebuilding Together (2004-2005 and 2005-2006), Chair, Shelter Outreach Subcommittee (2005-2006)
  - Lectures to children at risk for drug and alcohol abuse
  - Provides legal consultations to residents at local homeless shelters
- Community Associations Institute – Washington Metropolitan Chapter
- Member, Virginia Legislative Committee and Maryland Legislative Committee
- Panel Chair, Commission on Common Ownership Communities (CCOC) for Montgomery County (2006 – Present)
- Member, Virginia State Bar Association
- Member, Maryland State Bar Association