

New Articles From Around the Internet

Bankruptcy Won't Work: Why There's No Protection for Members When Community Associations "Go Broke"

You're at a board of directors meeting of your homeowners association. Things have been happening around the community—not good things—and you want to find out why. Why have they closed the pool? Why is the landscaping looking so bad? What's with the rumor that the property manager might be let go. You know that money has been tight for the association. You're aware that assessments haven't gone up for years, and now word has it that a large number of owners have stopped paying altogether. [Read more »](#)

Community Spirit: People Working Hand in Hand Make a Difference

To appreciate the meaning of "Community Spirit" as it relates to a community association, you may be interested in the definitions of these two words. I went to my bookshelf and picked up my Webster's New Collegiate Dictionary that I've referred to over the years with my kids and even with my grandkids. Both words gave me a rather large definition on their meanings to choose from. For Community I picked out... a unified body of individuals; the people with common interests living in a particular area; interacting population of various kinds of individuals in a common location; a group of people with a common characteristic or interest living together within a larger society. [Read more »](#) (PDF)

What Makes a Good Board Member

An active, well-informed, well-trained board of directors is absolutely essential to the success of an organization, especially that of a community association. By agreeing to be nominated, board members accept the responsibility for managing a community association, and this requires skill, good will, knowledge, patience and commitment. Most boards of directors willingly make this significant investment of their time anticipating that, in return, they will have a rewarding experience by protecting and enhancing the property values of the homes in their community, and enjoying the opportunity to build relationships with and among neighbors. The following self-evaluation provides an analysis of your own strengths and weaknesses as a board member. [Read more »](#)

Can you make people listen?

During a recent workshop on how to achieve management excellence, an interesting conversation emerged while discussing workplace communications. It all started when one of the participants asked, "How do you make people listen?" As you might imagine, everyone in the class was eager for the answer. And even though we discussed the topic for the better part of an hour, we found that the truest answer for "how do you make people listen?" is "you can't." Try as you might, you really can't make people listen. The argument for semantics begs attention here, in that people will "hear" you if you talk. But hearing is a passive activity that occurs whenever the ear perceives sound waves. As far as the act of listening, which is truly trying to understand another person's point of view, that is an act of the will. As such, it cannot be forced. People must choose to listen; you can't make them do it. [Read more »](#)

The Role & Expectations of Board Members, Managers & Residents

Outline for Improving Associations Communications The Role of Board Members, Managers, Residents, and the Expectations Inherent in These Positions. Objective: To educate community association's managers, boards, and owners regarding the fundamentals of conducting themselves in a healthy working relationship [Read more »](#)



Rx for HOA Board Burn-Out

Getting and keeping dedicated board and committee members is one of a homeowner association's greatest challenges. How can the board avoid the burn-out that comes with the job? Here are some of the ways to prevent burn-out: [Read more »](#)

Anger Management: Putting the Civility Back into Community

For most people, "foaming at the mouth" is just a figure of speech. Attorney Ellen Hirsch de Haan, a managing partner in the Tampa Bay, Florida office of Becker & Poliakoff PA, has encountered the real thing—and not at an animal shelter, but at a condominium owners' meeting. A former president who recently had been voted off the board began pacing angrily between the board table and the assembled unit owners. He got so upset he was literally frothing, Hirsch de Haan says, so she responded by "circling the wagons." [Read more »](#)

Why your lawyer won't take or return your phone calls – top 10 reasons

The most frequent complaint about lawyers is they won't take or return phone calls. Articles on this subject usually sugarcoat the issue, give some blah blah blah about professional responsibility, or try to it wrap up in a touchy-feely feel-good win-win conclusion. No one really wants to tell you what is going on. You want the truth about why your lawyer doesn't want to talk to you? Here are the top ten reasons your attorney won't return your calls. (just for fun) [Read more »](#)

A Matter of Trust: Detecting and Preventing Financial Fraud

Few things can be as upsetting as discovering that the dollars and cents that fuel a community association have been mishandled or worse yet, stolen. For residents, fraud undermines their sense of trust in the men and women who oversee and manage the place they call home. For managers and board members, it can breach the trust that exists between each other, wreaking havoc not only on the bottom line but on the very fiber of the community itself. In these days of Bernie Madoff pyramid schemes and the tumult on Wall Street, knowing how to detect and prevent fraud has become even more important to unit owners, managers and boards. [Read more »](#)

Good Question: Managing the Challenging Association

Q – A portfolio manager has seven client community associations and six of them are great; one is very challenging. How does this manager manage the situation without allowing this one community to take all of their time, energy and spirit from the other communities? [Read more »](#)

FEMA Says Hold Up In Flood Program Will Halt Closings

Congress' inability to renew the National Flood Insurance Program has potentially dire consequences. Federal flood agency management officials warned. The NFIP was allowed to expire Sunday when a congressional appropriations bill that included the program was held up by Sen. Jim Bunning, R-Kentucky. [Read more »](#)

Reminder: FHA Revises Requirements for Condo Mortgage Insurance

The U.S Department of Housing and Urban Development (HUD) issued revised guidance on December 7, 2009 concerning changes to the Federal Housing Administration (FHA) requirements for condominium mortgage insurance. If a condominium association is already on the FHA's list of approved condominiums, then generally its approved status will continue in place until at least December 7, 2010. Condominiums that were approved prior to October 1, 2008 will have to be recertified by December 7, 2010. Condominiums that were approved between October 1, 2008 and December 7, 2009 will need to be recertified after two years from the date of approval. After this transition period, every condominium will have to recertify every two years. [Read more »](#)

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Condo & HOA News Items

FL: Law Gives Tenants Rights During Foreclosure

Some of the biggest victims of foreclosures in Central Florida don't even own homes, they rent. Florida doesn't have any laws to protect renters if the homes go into foreclosure, but a new federal law does....

CO: Strong associations maintain good practices in tough times

I've been in the homeowners association management business for more than 25 years

CA: Beach mural's days are numbered

Judy Lee Parson's beach mural sadly will have to be painted over following a mediation session with the board of directors for the Sierra Dawn Estates senior neighborhood in Hemet....

MA: Children's play restrictions spur suit

On several days last June, a photographer snapped shots of children playing Wiffle ball in the grassy common area of their 78-unit condominium complex. The pictures were not intended for a family album, authorities say, but as evidence that five families were ...

FL: Ranch's renting dilemma

Lakewood Ranch resident Leo Mascitto doesn't think so and maintains the policy infringes on his rights as a property owner and profiles people based on credit...

PA: Western Pa. condo manager claims firing over fat

A man claims he was fired as manager of some Pittsburgh-area condominiums because he is obese....

TX: Shifting Land Causes Headaches In Cibolo

Homeowners said they've been getting the

FL: Second Dist Affirms Conclusion That Bank Not Liable For Past Due Assessments

In Coral Lakes Community Association, Inc. v. Busey Bank, N.A. (2D08-5062), the Second District affirmed the trial court's conclusion that the bank was not required to pay delinquent assessments due to the condominium association and affirmed the trial court's...

NC: Pet goats allowed to live in Matthews subdivision

The neighborhood association determined that the goats violated two covenants of the

and have seen tough economic times hit many of my clients. When times get tough, there is one thing strong associations do - maintain solid business practices as if the economy ...

[As loans dry up, builders work for banks](#)

Home builders in some of the nation's hardest-hit housing markets are going to work directly for banks, in a little-used arrangement that is helping to ameliorate conditions in some battered local economies...

[CA: Dispute keeps Rancho del Oro streets in the dark](#)

A letter to residents in December from the Villages of Rancho del Oro Homeowners Association attributed the removal to the city's maintenance budget, but it left many questions unanswered. Snow asked Just Fix It "who's responsible" for asked lighted streets...

[NV: Lake Las Vegas: A shining lakeside oasis loses its luster](#)

But with homes costing millions of dollars plummeting in value and a posh hotel saying it will lock its doors in May, residents may be questioning the wisdom of investing in a community tucked out of view 17 miles from the Strip....

[SC: 150+ Wedgefield residents want POA leaders recalled](#)

More than 150 concerned citizens from Wedgefield Plantation gathered Sunday afternoon to begin a fresh push to remove the president and vice president from the board that governs their community...

[CO: Northgate drainage issue stirs controversy](#)

When Rick and Alisha Cuevas bought their home in November of 2005, they didn't expect to find themselves in a battle with their homeowners' association...

[FL: Shores neighbors at each others' throats](#)

A long-simmering hostility between angry St. Augustine Shores homeowners and that developer's management company is bringing to boil an ugly soup of personal vendettas, accusations of corruption, character assassination, unpleasant confrontations and lawsuit...

[GA: Homeowners, governments spar over needed flood repairs](#)

They seek instead to shift the burden to homeowners associations, which sometimes try to foist it on the unlucky resident with the flooding problem - even when the cause is community-wide runoff...

[FL: Disgruntled homeowner jailed for stalking](#)

On Friday, however, Goldstein was taken into custody by Sheriff's deputies who obtained sworn affidavits from five people at the Riverview Club who allege that Goldstein has become more and more aggressive in his harassment of them since it was determined that...

[FL: LWR board holds firm on landscaping rules](#)

Restrictions and enforcement keep home values high, and the Summerfield/Riverwalk Homeowners Association will seriously strive to keep things that way, the group's president said in a statement....

[What to do when a bank is a deadbeat? \(Audio\)](#)

Condominiums depend on owners of their units chipping in for common expenses like fixing the roof. But what happens when the deadbeat owner next door is a major bank....

[FL: Outcome of condo bills could affect millions](#)

As Florida's 60-day legislative session prepares to kick off on Tuesday in Tallahassee, a plethora of bills that will impact millions living in common-interest-ownership communities are already being discussed....

[SC: Old Dam In Danger Of Bursting - Dozens Of Homes At Risk](#)

Civil liability, should the dam break falls on the homeowners association as well....

[FL: Condo activists on Galt Mile still fighting sprinkler deadline](#)

Representatives of Florida condominiums are hoping the third time's the charm as they prepare for the next round in their ongoing battle to push back, or eliminate, the deadline for older buildings to retrofit their common areas with fire sprinklers....

[FL: Residents helpless as wild hogs roam exclusive Plantation neighborhood](#)

Packs of wild pigs are roaming the streets and digging into the manicured lawns of Plantation Acres, one of the city's most affluent neighborhoods, but residents haven't been able to get rid of them....

[NE: Lawmakers expand association clout](#)

Nebraskans who belong to homeowners associations soon will likely have another reason to pay dues....

[IL: Chicago Takes on Bad Developers. With Mixed Results \(NPR Audio\)](#)

Just a few years ago, homebuyers stampeded into brand-new condos all over Chicago. Then, reality hit. Water started leaking in. Mold crept up the walls. Elevators stopped working. Now the city of Chicago is trying to clean up the mess by chasing after develop...

[VA: House again says no to clotheslines](#)

Last year Sen. Toddy Puller, D-Fairfax County, sponsored a bill to prohibit community associations from banning "wind energy drying devices," otherwise known as clotheslines. The measure passed the Senate but died in the House....

[CO: Committee agrees: HOAs need reining in](#)

A legislative committee agreed yesterday that homeowners associations need reining in, but the lawmakers wouldn't OK a plan to create a state ombudsman's office for homeowners until revisions are made to the proposal...

[FL: Woman claims bipolar disorder led to embezzlement of \\$856K](#)

She spent a "horrendous amount of money" on Mary Kay products that she sold as a side business. She became one of the company's big sellers, a distinction that comes complete with a cotton-candy-pink Cadillac....

[CO: Meadow Village group mulls limit on pot outlets](#)

As medical marijuana dispensaries continue to open throughout the Big Sky area, the Meadow Village Center Condo Owners Association (MVCCOA) voted unanimously to create a 90-day moratorium to survey the owners and possibly amend the Meadow Village Center Condom...

[VA: Kingsmill police arrive at critic's door](#)

After law lecturer Don Tortorice challenged the legality of the governing association in a letter to residents and threatened to sue for homeowner control, the Kingsmill Community Services Association responded with an intimidating legal threat of its own....

runaround while trying to figure out who is to blame. The homeowners association, subdivision developer Ryland Homes and the city all claim the other is responsible...

[FL: Condo Owners Left Out in the Wind](#)

Her payments went from 900 to 1700 dollars a month. The reason: her condo association allegedly stopped paying her windstorm insurance, which was previously included in the \$370 monthly payments she makes to the association...

[NV: Homeowners associations face lawsuit](#)

A group of disgruntled investors has hit Southern Nevada homeowner associations with a class action lawsuit....

[IL: Ex-townhome assoc. head admits to ripping off homeowners](#)

The former president of a Bolingbrook townhome association pleaded guilty today to stealing more than \$100,000 from his fellow homeowners....

[FL: Power May Get Cut At Condo Complex Again](#)

More than 300 Orange County residents could be forced out of their condos again because of unpaid power bills....

[TN: Condos Shuttered](#)

In the first local public nuisance action against a set of condominium owners, Environmental Court judge Larry Potter ordered the Wooddale Condominiums property in Fox Meadows temporarily secured, after authorities found signs of illegal dumping, gang graffiti...

[CO: Small HOAs seek relief from big-government mandates](#)

On Tuesday, Doran, HOA attorney Lenard Rieth and others will testify before the House Local Government Committee in favor of a bill to exempt small HOAs from many of the mandates....

[NM: Landowners confused by association newsletter](#)

When members of the Rio Communities Association (RCA) and Tierra Grande Homeowners Association began receiving the six-page newsletter earlier this month, many of them called their respective association presidents....

[VA: Kingsmill control is under scrutiny](#)

During four decades, residents of Kingsmill have largely been content with Anheuser-Busch's control and management. Today, rising angst since the InBev deal has spawned a move for more homeowner control and transparency....

[IL: Car mistakenly towed, nearly crushed](#)

Before leaving on an extended trip to Israel Aug. 28, Kurt and Susie Philipp parked their Mitsubishi in Space 48 of their condo building's garage. It didn't stay there long...

[VA: Mill Creek Homeowners Association suspects \\$93,000 missing](#)

Calculating the exact amount of money missing from the Mill Creek Homeowners Association is an ongoing process, but the group believes about \$93,000 is gone, according to its annual meeting minutes....

neighborhood by-laws and ordered the Steiners to remove them from the backyard. Fred and Barney moved to a farm in Union County where they stayed for the past 10 months. Last ...

[FL: Pinellas County homeowner, condo groups haunted by theft case](#)

From at least 2006 to 2009, McMullen stole from the accounts to cover bills for herself and her family, police say. During most months, between \$25,000 and \$35,000 was going in and out of McMullen's bank account, police records show....

[FL: Flesh-Eating Vultures Descend on Luxury Condo Building](#)

Vulture funds have been a key player in the financial crisis but one luxury condo building in downtown Orlando is being taken over by ACTUAL vultures....

[FL: City calls on Academy Hills homeowners to make repairs](#)

Concerned for the safety of residents at the Academy Hills duplex community after a series of roof collapses, Tamarac officials have ordered homeowners to make necessary repairs....

[FL: Woman pleads guilty to embezzlement of \\$856K](#)

Mitchell lined her pockets with \$856,126 embezzled from five local homeowners associations between 2006 and 2009 while she worked as an association representative for Montgomery Management Associates....

[NV: Gov. budget to take HOA ombudsman's funding \(bottom of article\)](#)

But he criticized the proposal to sweep the reserve fund that pays for the homeowner association Ombudsman's Office, a position in the state Real Estate Division that resolves association disputes that Schneider worked to establish in 1997....

[ID: Subdivision keeps maintenance of streets - for now](#)

The Sunset Ridge Homeowners Association will still maintain the streets in the subdivision at the southeast corner of Chase and Poleline. For now, at least....

[OR: Homeowners sue EWEB after 9-foot geyser erupts in development](#)

Perry's frustration stems from a July 27 incident in his community, Edgewood Mountain Townehouses, in which three water pipes burst. The homeowners association is suing EWEB, seeking 140-thousand dollars for repairs to the hillside beneath Perry's home....

[IN: Reporter's first-hand account of condo explosion](#)

Newscenter 16's Ryan Famuliner was on the scene covering a gas leak when a condominium he was standing near exploded around 1:00pm Tuesday. This is his first-hand account....

[MA: Jury rejects condo owner's claim that broker misled her about smoker](#)

A Suffolk County jury today rejected a Boston woman's claim that her real estate broker misled her by concealing that a resident in the condominium below the one she bought for \$405,000 smoked cigarettes....

Welcome to the Community Associations Network E-Newsletter. The newsletter consists of links to news items and articles about community associations from around the country. The Community Associations Network has been created to bring the vast resources of the internet to one location to make it easier to find information and answers to your questions. CAN is NOT responsible for the content of the articles or news items or for link continuity. To unsubscribe from this newsletter send e-mail to: webmaster@communityassociations.net with the word "Unsubscribe" in the Subject Line.