

## **What is a HOA (Home Owner Associations)?**

A Homeowners' Association (or HOA) is a corporation that governs planned residential developments. HOA are beneficial for the community in that they keep the neighborhood or building up to par in order to preserve property value and safeguard investments. Homes in a community, that the residents have invested in and take care of their neighborhood and their investment in their homes.

## **Who makes up the HOA?**

Once someone purchases property in that community that is governed by an HOA, the homeowner automatically becomes a member and must pay fees and follow HOA rules. Every homeowner in the community makes up the HOA.

## **Who or what is the Board of Directors in a HOA?**

A group of people, who volunteer their time, makes decisions on the residents' behalf regarding the property. At some point, based on the bylaws, there is an election. A group of residents run for positions on the Board of Directors. They are voted on by the residents of the community (the HOA) and these resident serve a 2 year term. Many homeowners volunteer to be on the HOA board of directors to have a direct say in an issue or because they feel strongly about the area/property and its preservation. Joining could empower you to drive change in your community as well as stay up-to-date with issues that will impact your communities' future.

## **What is a property management company?**

A property management company is hired by the HOA selected by the Board of Directors. The property management company collects dues, looks for violations in the community, answers residents' questions, handles accounts receivables and account payables, sends out warnings or fines for violations and helps with legal issues. They drive around the community making sure there are no violations. If they see a rule being broken they will send the resident a warning letter giving them so many days to correct the violation. If the violation is not corrected the management company will then send out a fine for not being in compliance with the rules of the community. Only the management company can send out violations the Board of Directors has nothing to do with who receives them.