

HOA INDUSTRY SURVEY

Public opinion 'should' influence policy, the legislators 'should' carry out what is determined by the population.

From May 21-June 4, 2016, 552 people participated in this survey. This survey was posted and shared on the internet. It is believed that approximately 50% of the survey takers are real estate agents.

308 wrote briefly on the issues they have witnessed. 135 people made comments to the legislators.

The industry is slanted in favor of the HOAs and HOA management companies. The questions used are based on laws that can be made to create more equality. The owners need more rights and protections.

PROBLEMS MENTIONED INCLUDE: deferred maintenance, wasteful spending, selective enforcement, discrimination, no accountability, rigged elections, bullying, excessive attorney fees on collections, refusal to follow the laws, and much more....

ADJECTIVES USED: corruption, extortion, nasty, vindictive, targeting, cronyism, fraudulent and more...

SEVERE CONSEQUENCES FOR OWNERS: some have been sued, arrested, harassed and bullied...

RULES: overreaching rules and no one to go to for help.

I have redacted personal/identifying information, and had to redact one person's comments due to an ongoing lawsuit.

Based on the survey results, laws should be made to license (not credential) and regulate HOA management companies (possibly enforce what may already be in the law as they are advising and consulting regarding real estate), require reserve studies, more disclosures to buyers, owners right to remove an HOA management company, cap attorney collection fees, have a department to handle complaints and fine, suspend and revoke licenses when laws are repeatedly broken, do not allow HOAs to damage an owners credit, and much more.

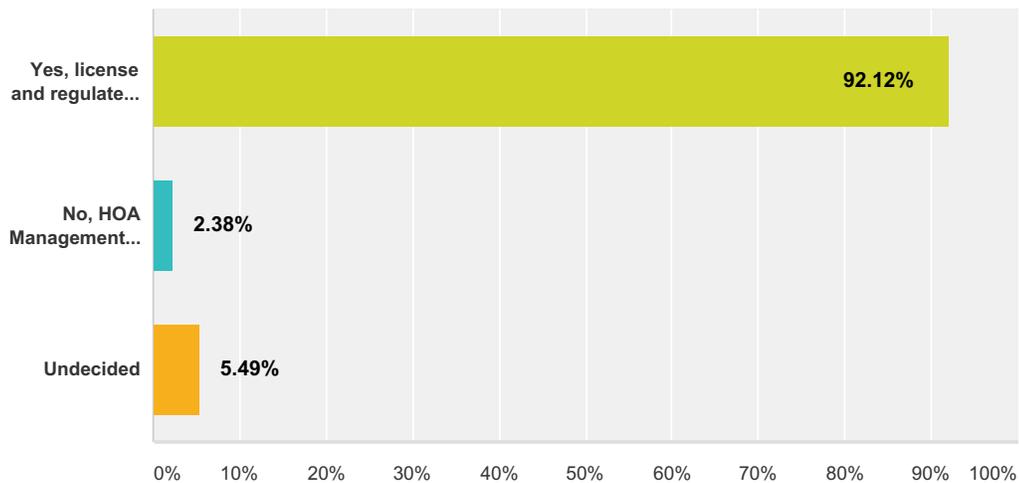
Approximately 79% of the respondents have had personally or known someone who has had an HOA problem.

The survey link is on www.HOASAVERS.com.

Thank you.

Q1 The HOA management companies and managers are NOT licensed and regulated. The HOA industry lobby group does not want managers licensing, but may agree to be credentialed. But credentialing would be like a real estate agent being a part of their lobby group, but not actually being licensed by the Dept of Real Estate. The Dept of Real Estate has the power to fine, revoke and suspend a license, which is why we need licensing, not credentialing. Should HOA management companies and managers be licensed and regulated?

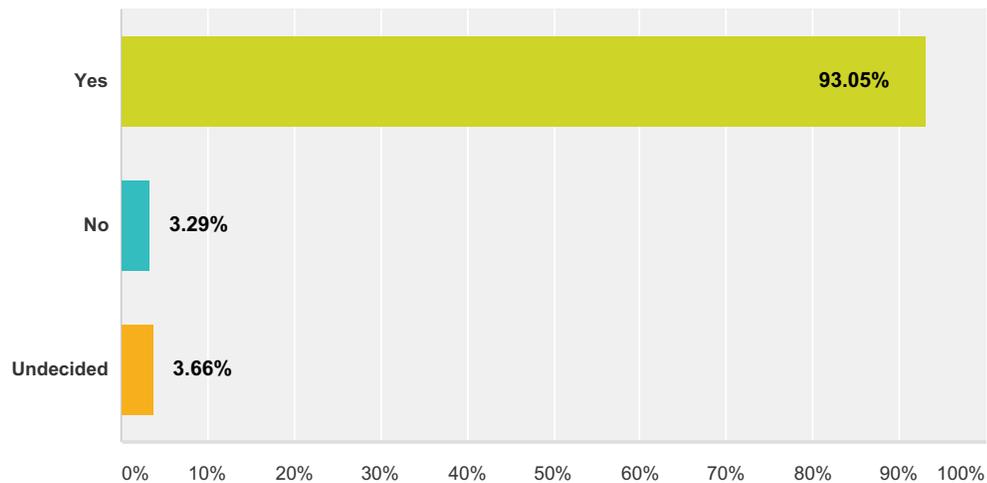
Answered: 546 Skipped: 6



Answer Choices	Responses
Yes, license and regulate the HOA management companies and managers.	92.12% 503
No, HOA Management Companies and managers should continue to be allowed to be unregulated, unlicensed and unaccountable.	2.38% 13
Undecided	5.49% 30
Total	546

Q2 Many times owners are sent cease and desist letters just for asking questions, sent violations based on unreasonable rules, sued over paint, garbage cans, a few weeds, etc. Sometimes HOAs simply refuse to comply with the law and not allow owners to see the HOA records, and break open meeting laws. Should there be a licensing department that can enforce the owner's rights, and assist owners with problems with the HOA Board and/or HOA management company, rather than owners having to hire an attorney?

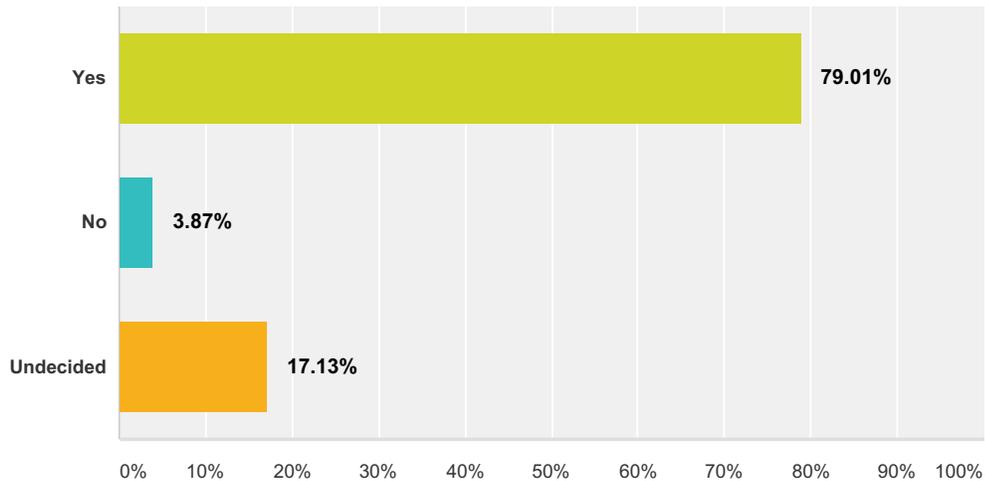
Answered: 547 Skipped: 5



Answer Choices	Responses	Count
Yes	93.05%	509
No	3.29%	18
Undecided	3.66%	20
Total		547

Q3 Reserve Studies are the best indicator of the financial health of an HOA, giving Boards direction with suggested savings needed per year and planning for capital improvements. It is estimated that over 70% of HOAs are underfunded. In condominium/townhouse communities with over 50 units, should the HOA be required to have a recent Reserve Study?

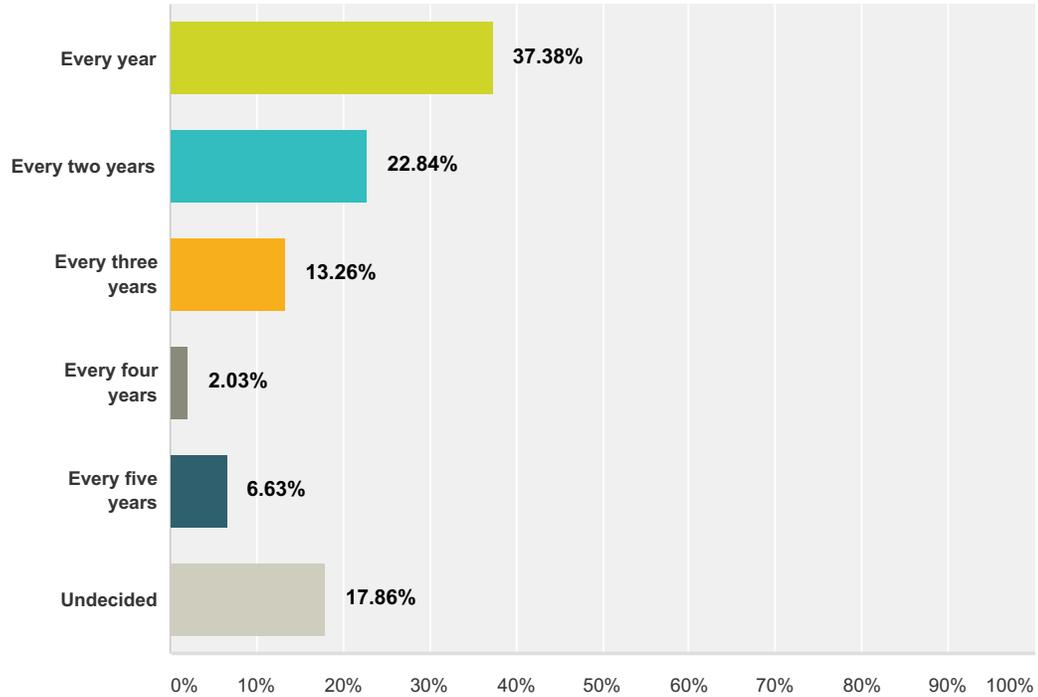
Answered: 543 Skipped: 9



Answer Choices	Responses	
Yes	79.01%	429
No	3.87%	21
Undecided	17.13%	93
Total		543

Q4 If the law changes and condominium/townhouse communities are required to have reserve studies, how often should the reserve study be performed?

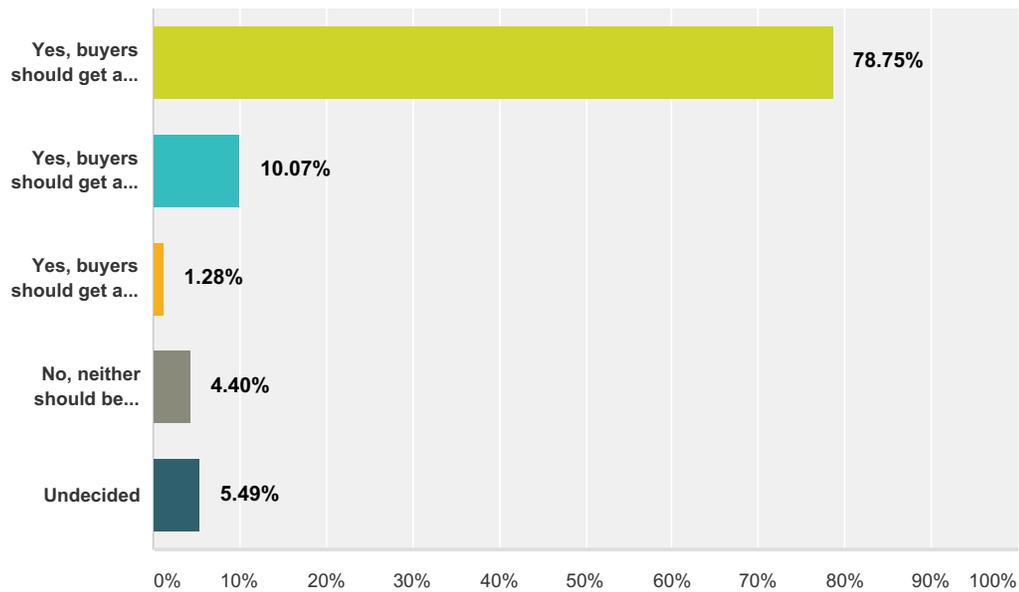
Answered: 543 Skipped: 9



Answer Choices	Responses	Count
Every year	37.38%	203
Every two years	22.84%	124
Every three years	13.26%	72
Every four years	2.03%	11
Every five years	6.63%	36
Undecided	17.86%	97
Total		543

Q5 There could be problems in an HOA that a buyer would want to know such as if 50% of the roofs leak in rain storms, and if there is a pending slip and fall insurance claim that could turn into a lawsuit. Should HOAs be required to provide similar documents as home sellers; HOA Community Disclosure Statement and the insurance claims history?

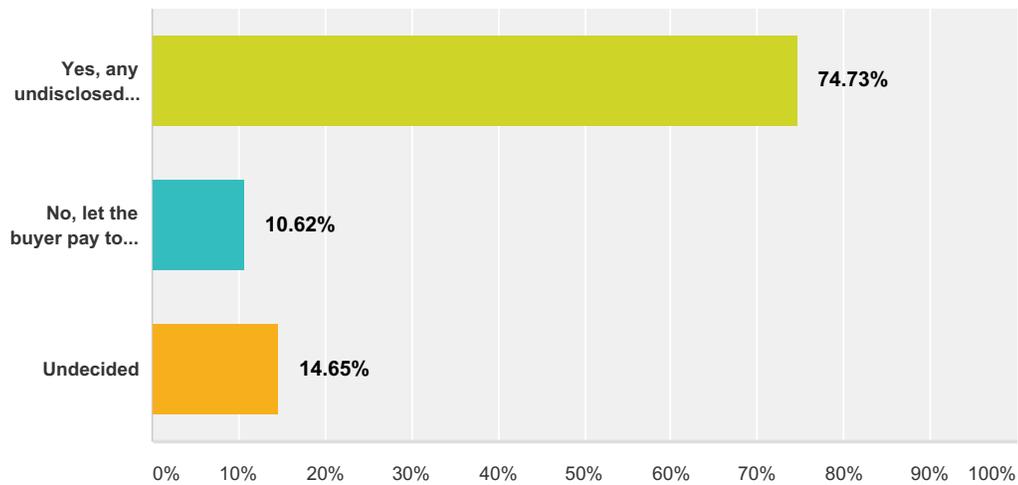
Answered: 546 Skipped: 6



Answer Choices	Responses
Yes, buyers should get an HOA Community Disclosure Statement and insurance claims history.	78.75% 430
Yes, buyers should get an HOA Community Disclosure Statement, but not insurance claims history.	10.07% 55
Yes, buyers should get an insurance claims history, but not an HOA Community Disclosure Statement.	1.28% 7
No, neither should be required to be given to a buyer.	4.40% 24
Undecided	5.49% 30
Total	546

Q6 Currently a new owner could be required to remedy an undisclosed violation, such as removing that extra parking slab, moving a fence, painting their house, etc. If the HOA fails to disclose a violation prior to a buyer closing on a property, should the violation be allowed and grandfathered in for the new owner?

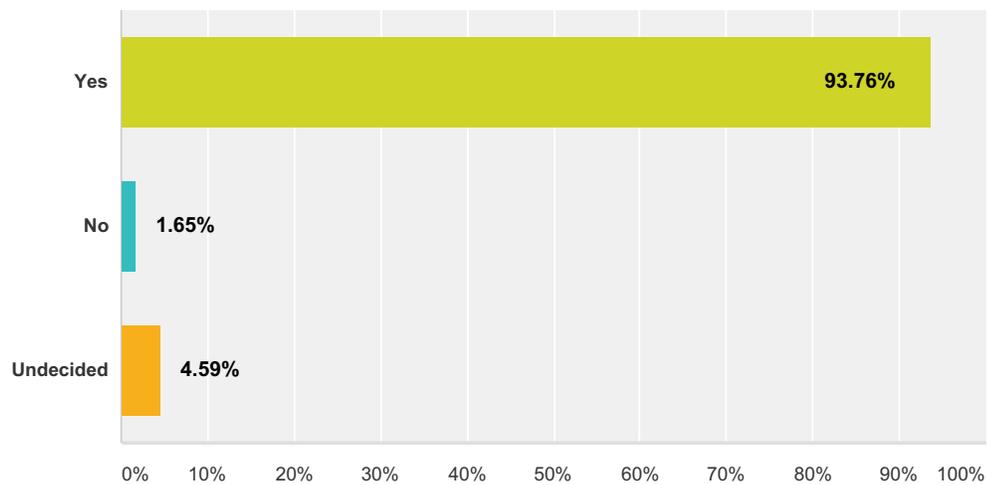
Answered: 546 Skipped: 6



Answer Choices	Responses
Yes, any undisclosed violations should be grandfathered in.	74.73% 408
No, let the buyer pay to remedy the issue or hire an attorney.	10.62% 58
Undecided	14.65% 80
Total	546

Q7 At your HOA meeting, is your HOA discussing that they might not heat the pool anymore? Are they discussing a possible special assessment? These examples are things that may be important to some owners and potential buyers. Should meeting minutes be thorough and disclose all discussions at the HOA meeting so anyone can see what occurred and was discussed?

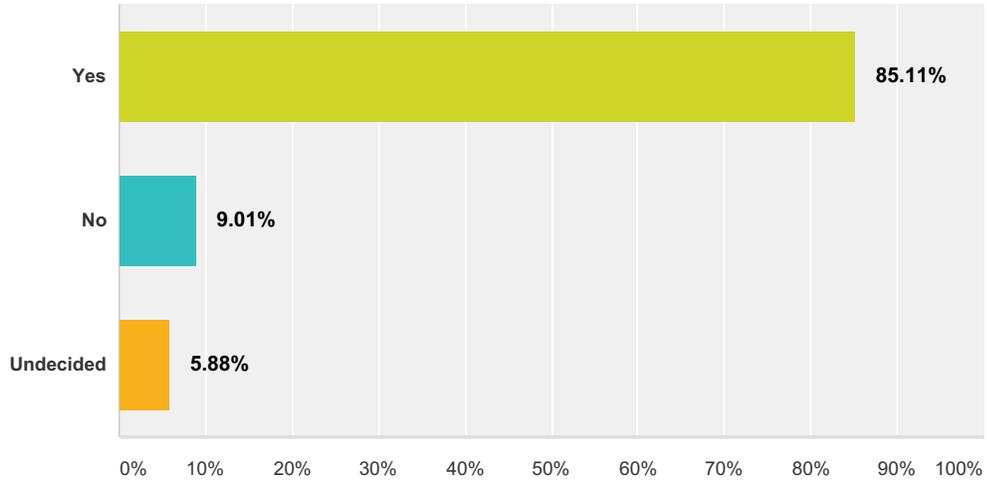
Answered: 545 Skipped: 7



Answer Choices	Responses
Yes	93.76% 511
No	1.65% 9
Undecided	4.59% 25
Total	545

Q8 Should the HOA be legally required to provide a buyer copies of the last year of meeting minutes, newsletters, violation and collection policies?

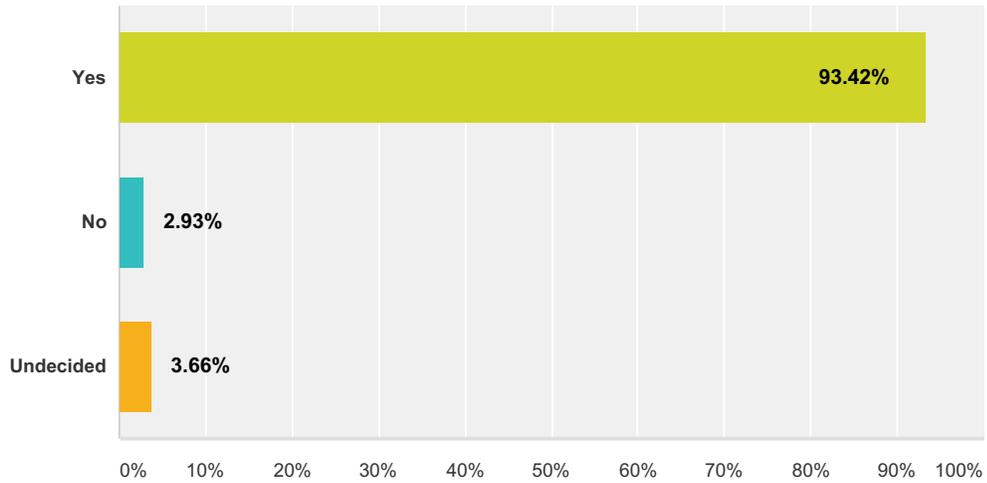
Answered: 544 Skipped: 8



Answer Choices	Responses	Count
Yes	85.11%	463
No	9.01%	49
Undecided	5.88%	32
Total		544

Q9 Should homeowners have the right to petition and vote on requiring the Board to change the HOA property management company in their HOA (similar to the statutes on how to recall a Board member)?

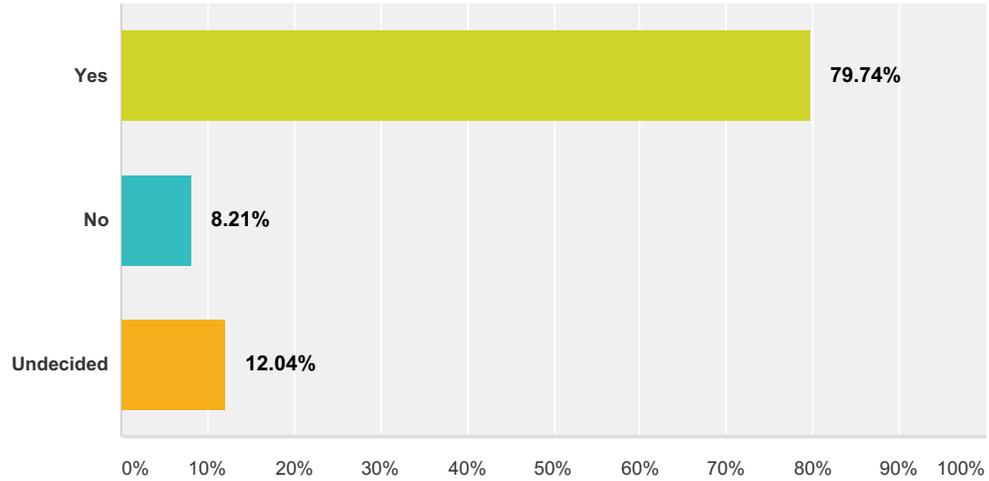
Answered: 547 Skipped: 5



Answer Choices	Responses
Yes	93.42% 511
No	2.93% 16
Undecided	3.66% 20
Total	547

Q10 When there is a petition to recall a member of the Board, should there be a law that the Board can not use HOA funds to pay the HOA attorney to fight the owner's petition?

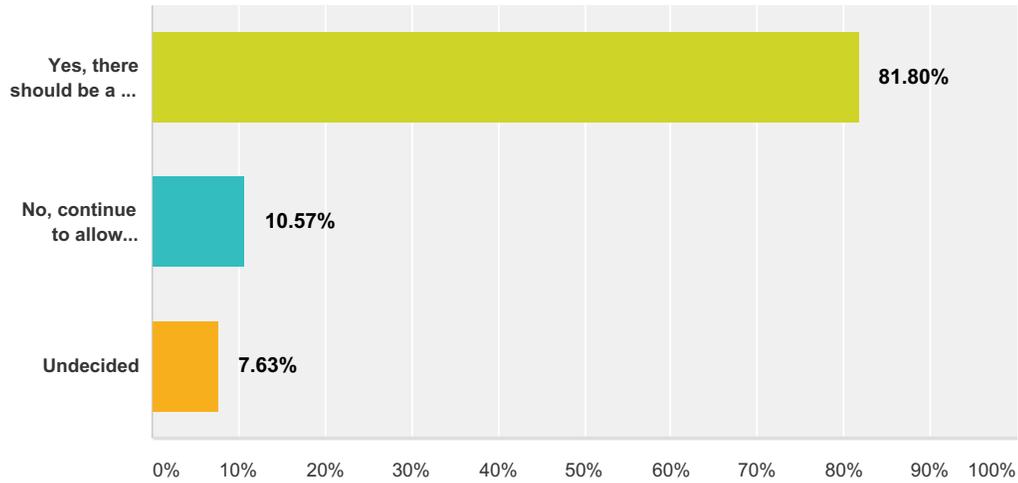
Answered: 548 Skipped: 4



Answer Choices	Responses	Count
Yes	79.74%	437
No	8.21%	45
Undecided	12.04%	66
Total		548

Q11 Sometimes owners become late in their assessments. Owing \$600 can turn into 3k due to all the attorney/collection fees being charged in some situations. Should there be a cap on the collection costs charged to an owner?

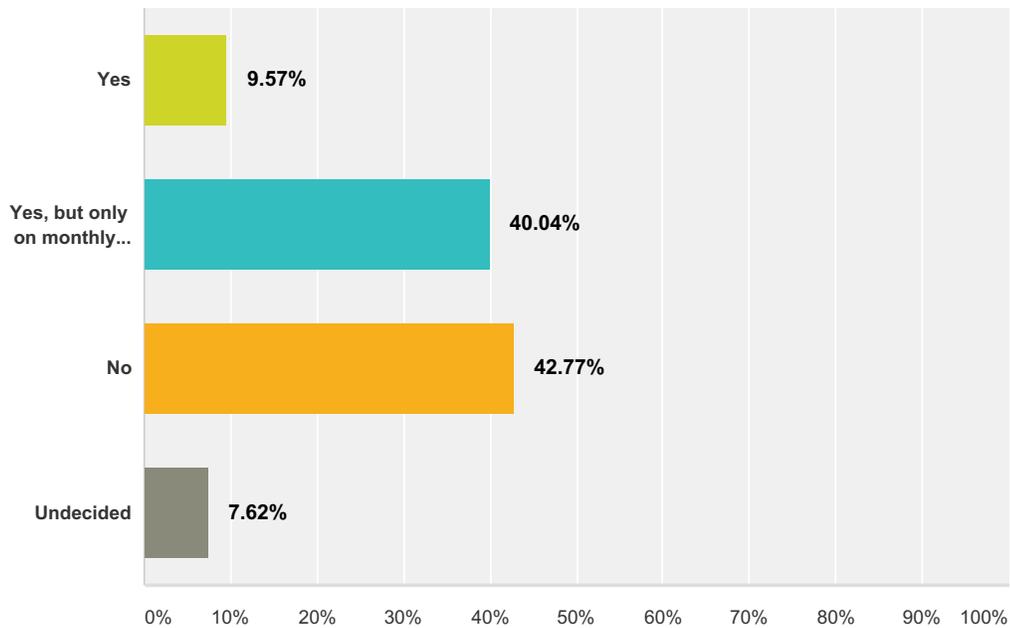
Answered: 511 Skipped: 41



Answer Choices	Responses	Count
Yes, there should be a cap on attorney/collection costs.	81.80%	418
No, continue to allow excessive charges.	10.57%	54
Undecided	7.63%	39
Total		511

Q12 HOAs are now able to report to the credit bureau when owners are late paying their assessments. Some HOAs have long term mismanagement, thereby increasing their monthly dues, and/or imposing a big special assessments. Some special assessments have been 10k and more. Should owners who have difficulty paying the increased fees be subjected to their credit being damaged?

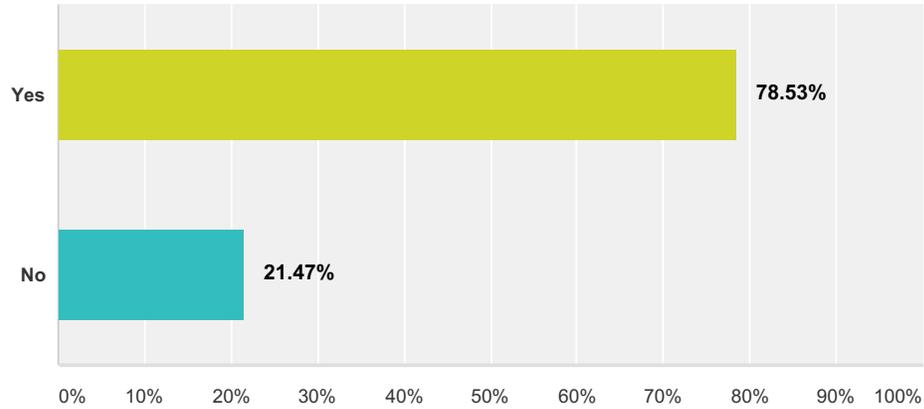
Answered: 512 Skipped: 40



Answer Choices	Responses
Yes	9.57% 49
Yes, but only on monthly assessments; not on fines and special assessments.	40.04% 205
No	42.77% 219
Undecided	7.62% 39
Total	512

Q13 Have you known anyone, including yourself, that have had problems with their HOA?

Answered: 503 Skipped: 49

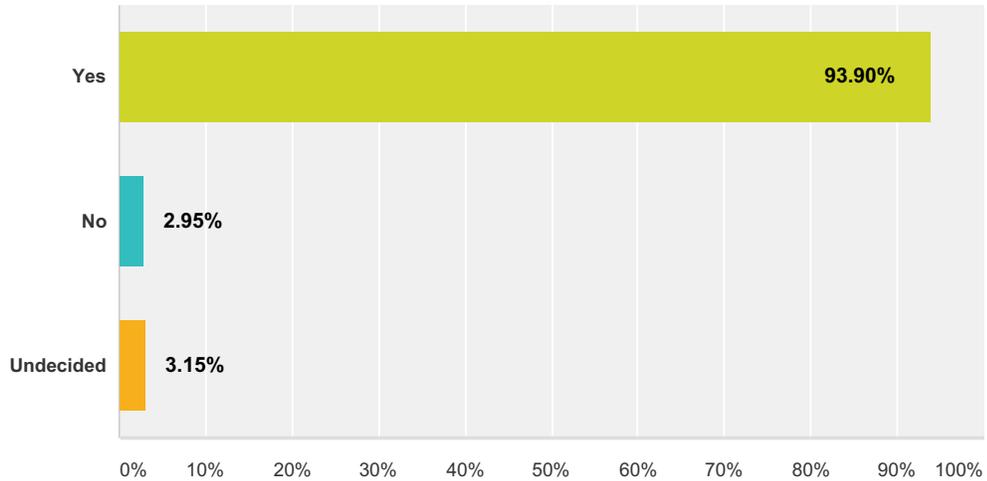


Answer Choices	Responses	
Yes	78.53%	395
No	21.47%	108
Total		503

#	Briefly explain...	Date
1	Board being controlled by the management company and making very bad decisions. Membership should be voting on the management company not the board.	6/4/2016 10:40 AM
2	The HOA is too quick to heavily fine regarding small violations	6/3/2016 6:27 AM
3	Landscaping contract not being followed and management asking them to do nonlandscaping jobs.	6/2/2016 8:26 PM
4	After a 2 year battle with our HOA, we were forced to donate a \$10K boat which was equiped with electric motors (which met our HOA's lake's policies, in addition to the inboard gas engine, which was disabled for use as a drive unit.. it could have generated power to run the electric motors. Paid over \$1800 in penalties to the HOA mgt., in addition to my wife having to resign from the BOD, in a disagreement over this issue with another HOA BOD member, who shortly afterwards left the BOD and our HOA.	6/2/2016 7:40 PM
5	Poor decisions or no decisions by the Board.	6/2/2016 5:14 PM
6	they charge me for a trash can that isn't mine. the picture that is posted on our account isn't even my house and they still wantto charge us even after submitting the complaint.	6/2/2016 2:38 PM
7	Have gotten 4 notices over 5 years for things that were for some other address. Exp: Told me to remove wood from my balcony. I have a one story house. Told them to come by and find my so called balcony, I would remove the so called wood.	6/2/2016 11:21 AM

**Q14 Would you agree with this statement:
 Most owners do not attend meetings and
 have no idea what is going on in their HOA
 until they have a problem; fines and
 violations, property is not being maintained,
 special assessments, increased monthly
 dues, harassment by the HOA etc.**

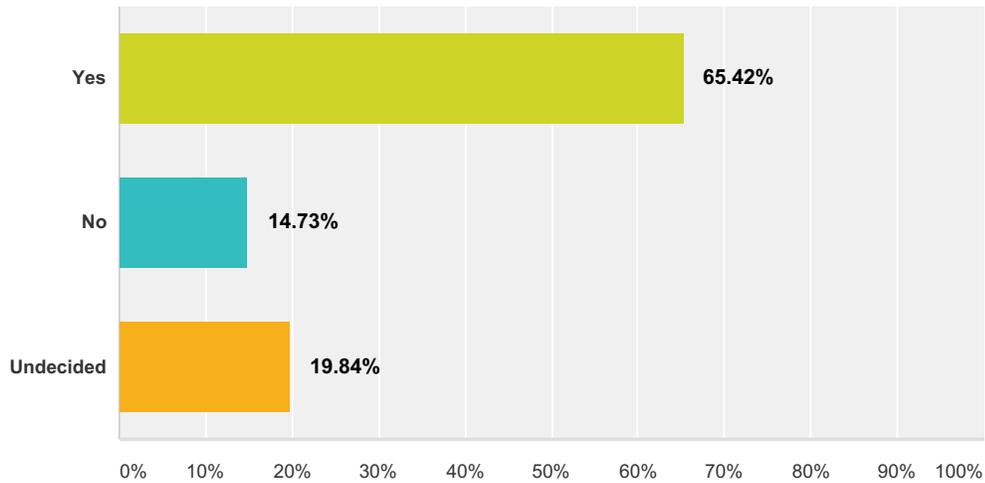
Answered: 508 Skipped: 44



Answer Choices	Responses
Yes	93.90% 477
No	2.95% 15
Undecided	3.15% 16
Total	508

Q15 Some cities are over 90% HOA properties, leaving buyers little choice but to live in an HOA. In Gilbert there are eleven communities that are PKIDs (Parkway Improvement Districts); the owners are taxed on the cost to maintain the community parks, there is no HOA. Should cities be required to build some new home communities that are not HOAs?

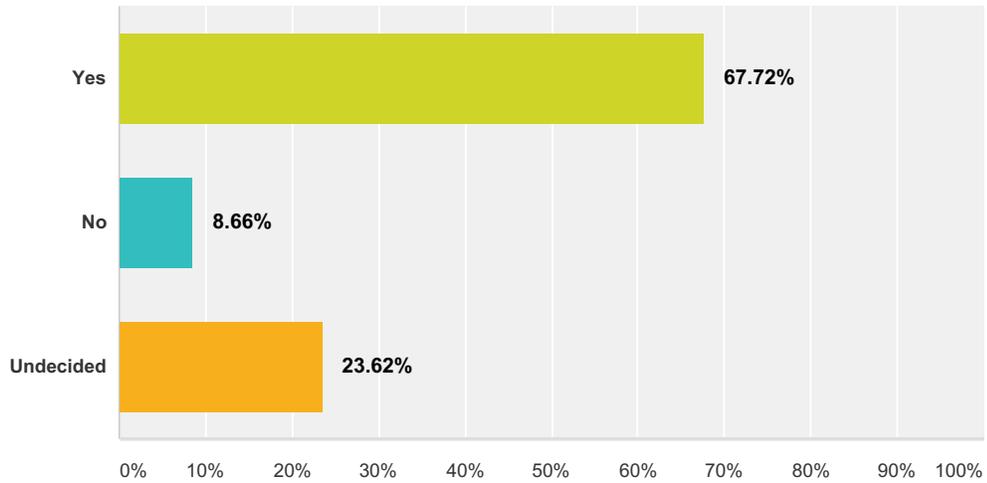
Answered: 509 Skipped: 43



Answer Choices	Responses	
Yes	65.42%	333
No	14.73%	75
Undecided	19.84%	101
Total		509

Q16 Would you like to see the laws changed to make it easier to dissolve an HOA, and become a Parkway Improvement District (PKID)?

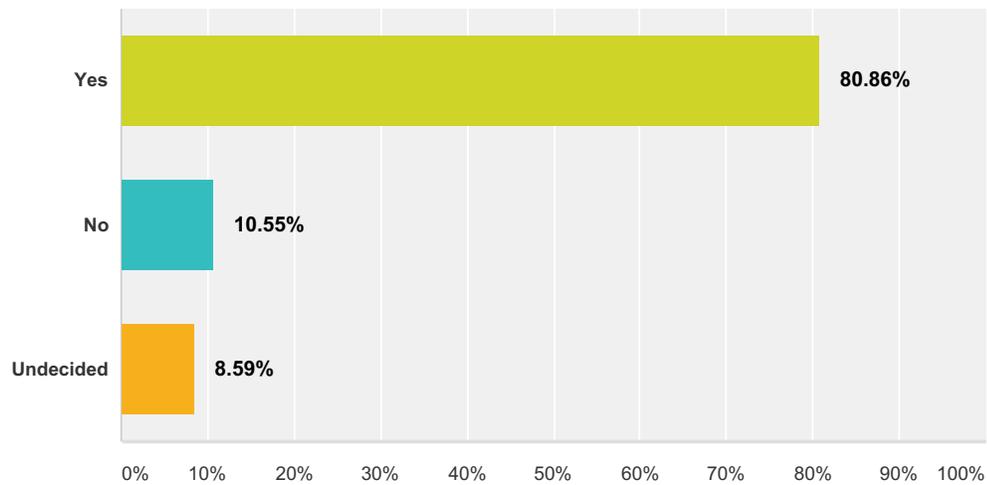
Answered: 508 Skipped: 44



Answer Choices	Responses	
Yes	67.72%	344
No	8.66%	44
Undecided	23.62%	120
Total		508

Q17 Many HOAs charge \$400 in transfer/disclosure fees when a property sells. Often times that fee goes to the HOA management company. Should providing the transfer and disclosure documents be done at no additional charge, and be considered part of the monthly management fee?

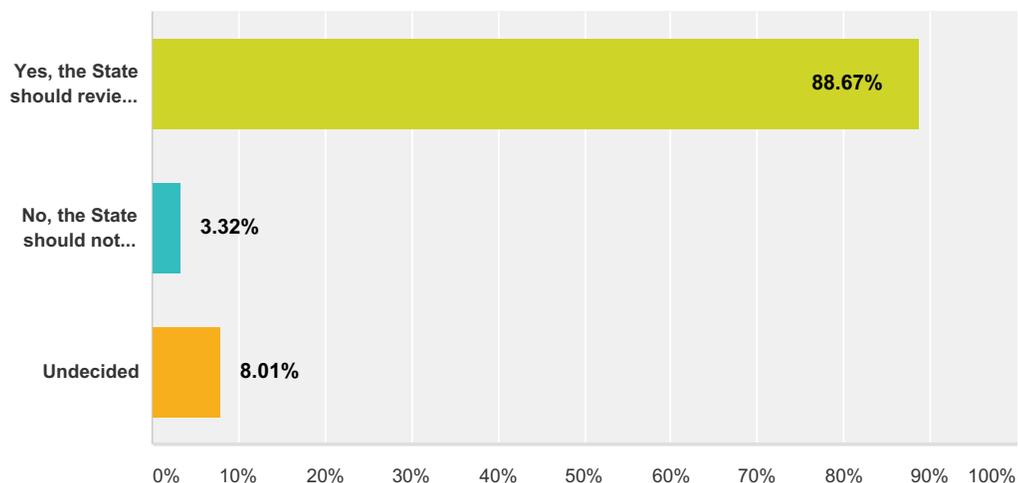
Answered: 512 Skipped: 40



Answer Choices	Responses	Count
Yes	80.86%	414
No	10.55%	54
Undecided	8.59%	44
Total		512

Q18 A group of properties with CCRS and a Board is an HOA. The HOA managers are providing counseling and advising regarding this real estate via the HOA. They are collecting money, their names are often on the bank accounts, they are paying bills, hiring contractors, assisting in budgets, advising and consulting regarding HOA real estate. It appears some of the HOA management companies had real estate licenses that expired, and some offices currently have licenses today, but are not currently regulated by the AZ Dept of Real Estate. Should HOA property managers already be licensed per ARS § 32-2102(47) (h) Advertises or holds himself out as being engaged in the business of buying, selling, exchanging, renting or leasing real estate, businesses and business opportunities or timeshare interests OR COUNSELING OR ADVISING REGARDING REAL ESTATE, businesses and business opportunities or timeshare interests. Would you like our State to review this and require licenses as per existing law if indeed it's discovered that they should already be licensed and regulated thru the Dept of Real Estate?

Answered: 512 Skipped: 40

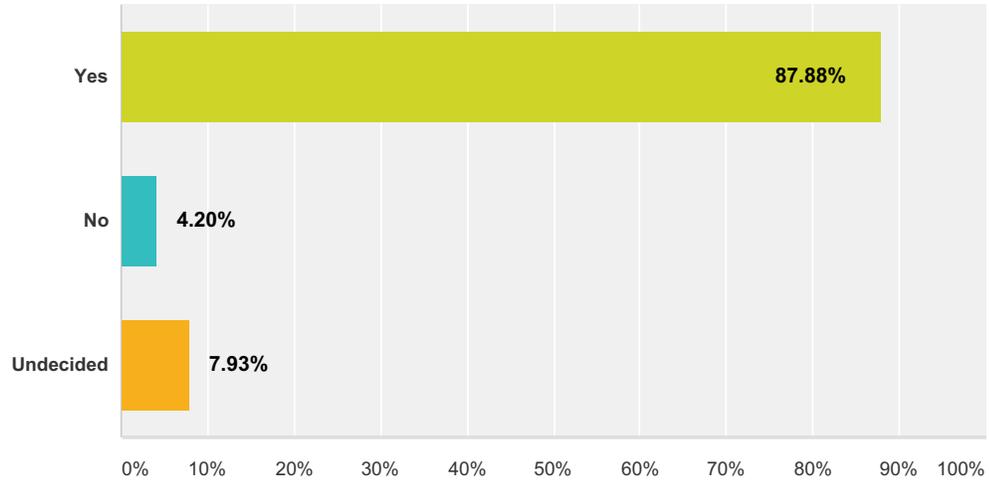


Survey on the HOA Industry (Homeowner Association Industry)

Answer Choices	Responses
Yes, the State should review this, and require licensing as per existing law if indeed it's discovered that they should already be licensed and regulated.	88.67% 454
No, the State should not review this.	3.32% 17
Undecided	8.01% 41
Total	512

Q19 Should owners have the same Constitutional rights as owners living in non-HOA communities?

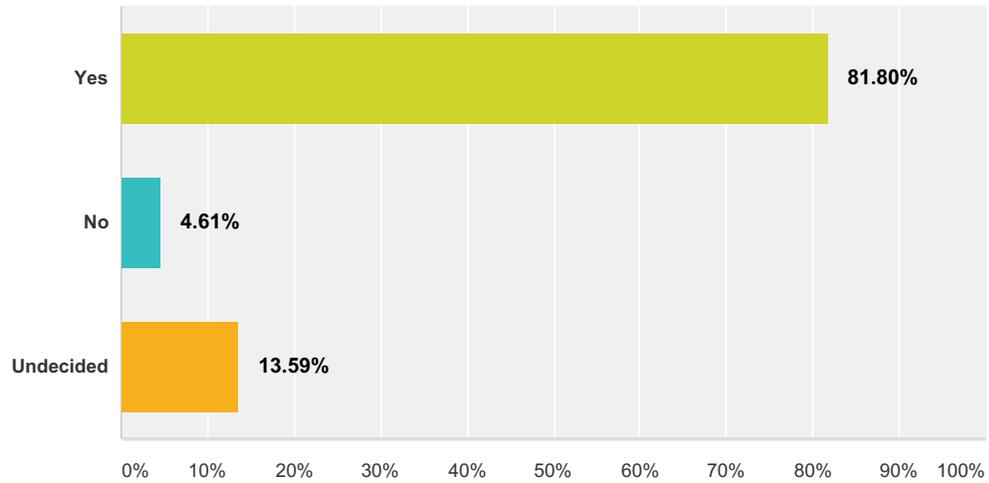
Answered: 429 Skipped: 123



Answer Choices	Responses	Count
Yes	87.88%	377
No	4.20%	18
Undecided	7.93%	34
Total		429

Q20 Would you have liked seeing an HOA Industry Advisory similar to this prior to buying into an HOA? Click here to view an HOA Industry Advisory

Answered: 434 Skipped: 118



Answer Choices	Responses	
Yes	81.80%	355
No	4.61%	20
Undecided	13.59%	59
Total		434

HOA Industry Advisory, see Exhibit 'A' attached.

Survey on the HOA Industry (Homeowner Association Industry)

Q21 Comments to the legislators...

Answered: 135 Skipped: 417

#	Responses	Date
1	While we live in one of the best managed HOAs in the Phoenix area, [REDACTED] still upset with the various minor violation notices, for weeding, etc., that appear days within AZ rains.. not enough time to get the landscaping taken care of before the revenue generating notices appear.	6/2/2016 7:43 PM
2	License property management companies.	6/2/2016 5:16 PM
3	HOA shouldn't have so many rights, especially more than the homeowner. they should make sure the common grounds are nice and maintained and the kept up of the rental homes.	6/2/2016 2:41 PM
4	This is an urgent matter. I have the right to enjoy the peaceful use of my property and to consumer protections. We do not need HOAs. Homeowners lack the qualifications for the job. It is a job for municipalities. Stop cozying with developers, industry vendors, and their lobbyists.	6/2/2016 10:44 AM
5	There is no good oversight of managers or board members. The President on our Board does not take direction from the community. He's a one man band. He presently is protecting our management company, for some mysterious reason and is turning away a company for 6k plus yearly savings and added services? Myself, another board member and residents have to pay an attorney this Friday to find out what we can do. There needs to be an advocate for oversight and addressing complaints. The least you can do since HOA take the burden of enforcement off of the cities back.	6/1/2016 7:40 PM
6	Stop allowing CAI and HOA Management lobbyist destroy communities and the american dream	6/1/2016 3:59 PM
7	We need some manner to control management companies/managers and HOA Boards. Boards should not be permitted to operate as a social committee trying to make friends of all homeowners. Managers should be advisors, not dictators. The final decision should rest with the Board and homeowners.	6/1/2016 11:33 AM
8	HOAs are out of control. They make up rules and apply rules to some & not others. Even written rules are not approved by residence, but are by HOA boards. Our board has [REDACTED] Employees only. Counties do nothing because the tax funds housing brings them.	6/1/2016 11:33 AM
9	I have properties in 4 HOA/COA's. 1 in CA and 3 in ID. The (management/boards) all do things differently. There needs to be some consistency with HOA/COA's mangers/management at least by state to help the homeowners in associations. The CA management is the best and complies with Davis-Sterling and are pretty transparent. The others in ID not so much. I have served on boards and been involved with HOA/COA's for 30 yrs. Owners have little to no recourse if the boards isn't compliant with the Bylaws or CC&R's beside incurring expense attorney costs and then having to pay for the associations attorney in their dues or by special assessment. This is unfair and encourages abuse.	6/1/2016 11:20 AM
10	I will NEVER buy into an HOA again. There are not enough checks and balances for boards and bullying board members that are out of control and only loose laws that cannot stop them; and worse, they (boards) use homeowner dues to hire attorneys to defend their harassment and irresponsible actions. Even the CCR&Rs give them absolute control over an entire community. I serve on an HOA board and sadly, have witnessed it first-hand. Please Legislators, help protect the homeowners, not the associations.	6/1/2016 11:18 AM
11	HOAs and boards are corporations under the Arizona Revised Statues. Their boards are required to follow the law, conduct meetings according to Roberts Rules of Order, keep accurate and detailed minutes and provide information that is in Public Record. Therefore, a State Regulatory Agency would be in order both for the protection of individuals, their properties and to uphold the Statutes that are there to guide all of us. Property and property value is a huge resources in the State of Arizona, proper oversight is essential for the citizens and to maintain the values of our properties as a whole. The health of our economy, our reputation, and our future depends on all of us working together to achieve positive results for Arizona's future.	6/1/2016 10:36 AM
12	HOA out of court binding dispute resolution for HOA home owner complaints under a State agency is needed provide home owners with an accessible and affordable venue to resolve issues.	6/1/2016 8:10 AM
13	There are a lot of nasty homeowners who play tricks and scams on the Board and their community. Something needs to be done about them, too, and not just the antics of some unsavory Board Members. Some property management companies are very unethical, and need to be eliminated or otherwise disciplined.	5/31/2016 8:34 PM
14	HOA's are legalized organized crime; mafia style. They should be outlawed.	5/31/2016 6:51 PM

Survey on the HOA Industry (Homeowner Association Industry)

15	<p>I firmly believe the people who need regulating are the OWNERS of the HOA management companies, not necessarily their employees. I also believe they should have their own regulating agency not ADRE. Management companies are too powerful in the fees they charge, they have NO accountability in their industry, and typically their contracts have an indemnification clause that only hurts the HOA if they are sued. Regulating the employees is pointless if you're not regulating the OWNERS. Chop off the head of the snake, so to speak. This ABSOLUTELY needs to be remedied in the near future. On the HOA side, homeowner apathy is rampant; however, the issues regarding HOA disclosure have merit. There isn't enough seller & buyer understanding of the entire HOA industry in general. Making new buyer's pay for current seller's violations is wrong. The seller should recify at closing (banks included, auctions included). Disclosures are great; however, the responsibility of the real estate agent is becoming this behemoth that seems unreasonable. That said, I don't know what the solution to that would be; however HOA's should absolutely disclose. I think that people should be allowed to see the Board minutes, newsletters, etc. upon request. I don't believe it should be an automatic paper blob of information that buyer's don't typically read anyway; most don't even read their CC&R's. It's only when they have a problem that things become serious (as with all things in life). Legislators, if you are actually reading these comments, WE NEED HOA MANAGEMENT COMPANY REGULATION....THE OWNERS ARE THE MAIN OFFENDERS, NOT THE EMPLOYEES!! THEIR INDUSTRY HAS NEVER BEEN REGULATED, AND IT'S TIME TO HAVE COMPLIANCE IN THEIR FIELD MUCH LIKE REALTORS HAVE IN THEIRS. Yes, regulate the HOA's, too. Disclosure, transparency, and accountability are always good. People are liars...</p>	5/31/2016 2:50 PM
16	<p>The oversight for management companies and HOA boards are very limited if not totally non-existent and very ineffective. Violations by rogue boards and management companies is common place. Boards and management companies are especially in my community are threatening lawsuits against homeowners for bringing forward recalls of board. People are on fixed income in many cases and cannot afford this so they continue to take the harassment. Board members have actually laughed in people's faces at meetings and stated you have no rights. I have personally been threatened with physical intimidation and verbal harassment by the current Board president for standing up for two female homeowners being harassed by the Boards safety committee chairman. Filing complaints at Department of Fire Building and Life Safety is not effective and you still have lawyers for HOA arguing against a homeowner without legal and trial experience. Homeowner constitutional rights are not recognized in an HOA, at the very least my HOA.</p>	5/31/2016 8:24 AM
17	No more HOA	5/31/2016 4:04 AM
18	<p>Local HOA's I have lived in I find to be corrupt and mismanaged by the boards. The board members live in the community but get "special" attention because they are board members. In my last HOA all the board members had their front gardens maintained by the HOA funds while the rest of us had to look after our own properties. What is more there was no one to complain to as they were the board. In addition to this there were two recall emergency meeting due to prior board members citing complaints about current board members. Both times the full cost of this action was born by the HOA to thousands of dollars, just total abuse of power and mismanagement with no regulation.</p>	5/30/2016 8:13 PM
19	<p>There are huge differences between and among HOAs in the Phoenix area and, as referenced in this survey, many are doing a very poor job managing the money paid into the HOA each month. Administrators of HOAs should hold current real estate licensees and be held to a statewide Code of Conduct. Homeowners serving on the board of directors for their own HOA should be required to have a state mandated and monitored training to understand consequences and lead appropriately.</p>	5/30/2016 7:23 PM
20	<p>Good to followup on this HOA's are another form of Govt. HOS's allow our Govt to get out of performing its duties such as maintaining roads & Parks with our tax dollars still going up yearly. Our taxes should go down since we now have so many HOA's and govt is let off the hook to pay for road repair and maintenance of parks.</p>	5/30/2016 6:04 PM
21	<p>HOA's exist solely because cities do not want to do their job enforcing their rules. There should be options in new developments that are not HOA controller. Currently, it's older areas or HOAs and nothing in between.</p>	5/30/2016 4:18 PM
22	<p>These people are out of control and worst than local and state code enforcement. My HOA is in recivingship and does nothing but collect, just got sued for 5000 and they won. ██████████ in ██████████ Az. managed by ██████████ in ██████████ Az.</p>	5/30/2016 1:29 PM
23	<p>The power and control HOAs have over homeowners is ridiculous. They don't live in our homes or pay our mortgages so they shouldn't have control over every little thing that happens with or on our property.</p>	5/30/2016 12:46 PM
24	<p>Disband HOA's or regulate them better. They often act above the law and do not improve neighborhoods as much as they charge for minimal maintenance. When you pay monthly, you should be able to see exactly how that money is being used! Homeowners deserve rights too! When we live in a place that is ruled by HOA's it becomes ridiculous. Who is in charge, the state, the owners, or HOA's???</p>	5/30/2016 12:35 PM
25	<p>█████████ apparently intentionally load up the HOA board with their own and prevent non-█████████ members from sitting on the board in an officer capacity. Allows domination by a minority group to channel vast majority of contracts to their own thereby forcing the non-█████████ to fully fund the ██████████ regardless of Agency Law .</p>	5/30/2016 8:27 AM

Survey on the HOA Industry (Homeowner Association Industry)

26	I have numerous issues with home owners associations. One of the biggest issues I have is the fact that they feel as if they can tell me what I can and cannot do on or with my property. For example, I have to approval to put in grass in my front yard, a trampoline or play set for my children in my backyard but most importantly, that I cannot have my camping trailer at my home though the builder offered and installed an RV/utility gate at an additional cost. They are supposed to help us provide a safe and inviting community yet, our HOA seems to only care about the money they make. We had a major water leak in one of our "green" areas (that are usually brown because they don't care to keep them nice) and it took three days for them to get someone out to fix the issue. The City and the HOA were notified and it seemed like no one cared. Something must be done immediately! HOA's are out of control in this state to the point that I am tempted to sell the house I just purchase 11 months ago and move somewhere that I do not have to deal with an HOA.	5/29/2016 10:40 PM
27	Please do away with HOA`s!!!	5/29/2016 9:13 PM
28	This survey appears to be quite skewed. In Virginia HOAs are here to protect the property and keep it from becoming run-down which keeps property values up. Being on the board of my HOA, I see that many owners do not comply with the rules set forth by the HOA and they don't bother to come to meetings to find out what is going on and what decisions are being made. It is difficult to find enough owners to agree to be on the board for a quorum. Many times, the owners forget that other owners are the ones who set up the HOA and voted on all the rules - to protect all owner's property.	5/29/2016 6:18 PM
29	I feel everything should be above board and disclosed to owners and buyers. There should be protection for all of us, especially those of us who are in one without ever really knowing what it is!	5/29/2016 2:46 PM
30	I believe a strong yet responsive HOA makes a community a better and safer place to live. Many of the documents referred to (minutes, bylaws, agendas,etc.) should be required to be readily available on the HOA website.	5/29/2016 11:19 AM
31	HOA boards have to much authority to spend community funds on new amenities without the vote of the homeowners. To much money spent on items that benefit a few homeowners.	5/29/2016 10:27 AM
32	No matter what as a homeowner you are screwed and end up with wage garnishment when you are not able to make your mortgage payment let all fines. The homeowners are pigeon holed.	5/29/2016 3:06 AM
33	Wow. So all this talk of democracy in school was lies. Our neighborhoods are run by completely unregulated fascist corporations.	5/29/2016 1:27 AM
34	Why are HOAs permitted you charge \$400 for transfer docs. www. [REDACTED] /HOAName/transfer should have (1) updated bylaws. (2) current assessments by lot or parcel number, (3) a year of meeting minutes, and (4) any other document normally needed to transfer a property available for free download. These documents don't change more often than a couple of times a year.	5/29/2016 1:26 AM
35	Revision and change is severely needed on a local state and national level.	5/28/2016 10:44 PM
36	HOA board members should pay 2x the normal fees for the priviledge of acting like judge/jury/sheriff/tax collector	5/28/2016 9:33 PM
37	I believe that HOAs are detrimental to our society and as unregulated as they are, they are causing more harm than good with no recourse for property owners. I believe the state needs to help property owners who have a problem with their HOA and to enforce rules as to what the HOA is allowed to do and not do.	5/28/2016 7:17 PM
38	I think HOA's shouldn't even exist. They restrict home owners freedoms and impose subjective rules on the property of others that they do not own or have any rights over the use and maintenance of. I'd be happy seeing every HOA dissolved.	5/28/2016 6:45 PM
39	HOA Management companies have very few rules governing what fees can be charged and how much a management company can earn. HOA board members are sometimes people who crave authority, and haven't earned it in their personal lives. They inflate and abuse their authority, because the majority of homeowners don't have time to attend the meetings. More should be available online.	5/28/2016 5:28 PM
40	Limit powers of the HOA's they are way overboard!! I should not have to sue and go to court to resolve minor disputes!	5/28/2016 5:20 PM
41	I would just like our legislators to limit the powers of the HOAs. HOAs should not have a say in number of plants/shrubs/bushes on a property, nor should they have a say if someone chooses to install a sidewalk or driveway. HOAs should also fully operate in the same city as managed, and should be available for citizens to ask questions. Finally, homeowners should be fully encouraged to attend HOA meetings.	5/28/2016 3:14 PM
42	Why do they put an RV gate in if you even put anything in there? That has to be the single stupidest thing I've ever seen.	5/28/2016 2:25 PM
43	Owners who live governed by an HOA have given up our Constitutional rights. We live under a fascist regime. How is this legal in a supposed democracy?	5/28/2016 1:23 PM
44	Build non HOA homes here! I will no longer buy into an HOA.	5/28/2016 1:05 PM

Survey on the HOA Industry (Homeowner Association Industry)

45	Consistency is the issue and no accountability. Also would like to see non HOA options for living as well.	5/28/2016 1:01 PM
46	Please take these surveys into strong consideration.	5/28/2016 12:47 PM
47	I feel like it doesn't matter if we saw the Industry Advisory before buying. With few properties being non-HOA in the city we moved to we didn't really have a choice. The non-HOA properties were old. And there weren't many available. Unfortunately if you want a newer property (and by newer I mean 20 years old or less) in the Phoenix area you're pretty much looking at HOAs. No one wants someone telling you what you can and can't do with the property you paid your hard-earned money for. That being said, this is our first experience with an HOA. We attended our first meeting last week (the annual meeting) and were shocked to see that out of 2200 properties in the neighborhood only about 20 people showed up. We bought in one of the less-restrictive HOAs and I guess no one is getting fined for silly violations, so no one cares.	5/28/2016 12:26 PM
48	Improving the situation of owners living in HOA communities is a very important issue to me, and I will vote accordingly.	5/28/2016 12:05 PM
49	HOA's serve a purpose, but there needs to be regulation around how they operate; included but not limited to: disclosing information when requested, fair and consistent application of CCR's, ownership for their own mistakes and not simply passing those mistakes on to homeowners, and understanding that their true purpose is to look after the best interests of the homeowners.	5/28/2016 11:44 AM
50	N/A	5/28/2016 11:41 AM
51	HOA's need to regulated to protect the public from uneven, inconsistent and retaliatory application of CC&R's on homeowners who have little in the way of recourse in disputes with HOA management companies.	5/28/2016 11:31 AM
52	We have not and hope to never live within the confines of an HOA. And H away does good and helping homeownership values stay protected however the management of said a HOAs is at best a pathetic. With documents all being emailed and digital in nature I cannot even comprehend what costs are incurred by a management company that justify a \$400 transfer and disclosure fee. Recently, while traveling with my friend more than 30 years, she was in an email dispute with the management company for her homeowners association. She has lived with an HOA for the last 15 years and is hypersensitive to their rules and regulations. They said they sent her three notices regarding parking on the street and she was now being charged a violation fee. Well she could see perhaps the US Post Office lost one of the three notices, she could not concede that she's been noticed three times and never received one notification. The management company said they can't be responsible for the USPS, however because this was the first time they had been fined they agreed to waive it. Nonsense at its finest.	5/28/2016 11:06 AM
53	It is time we regulate this industry. They have too much control over people's homes and lives to not have them regulated. The longer we wait the harder it will become.	5/28/2016 9:59 AM
54	Please adopt legislation that puts limits on the HOA industry. Any limit is a good start. Elimination of them entirely would be a dream.	5/28/2016 9:08 AM
55	You need to help the abuse of our finances and our residents for many live in fear. I now carry a loaded handgun for my safety with my concealed license. Please starting helping the owners.	5/28/2016 2:16 AM
56	While I answer "yes" to question 19, I think HOA, with majority homeowner's approval should be allowed to determine and enforce reasonable community standards.	5/27/2016 2:10 PM
57	Use law enforcement to investigate this white collar crime. Do not not allow the CAI certifications to be an allowed credential. Use public or private real estate schools for education.	5/27/2016 12:40 PM
58	There needs to be some sort of oversight of the HOA industry. Right now no one is enforcing the state open meeting laws that pertain to HOA's. Anyone with a long criminal history of fraud can join the board of an HOA. HOA law firms such as ██████ stay in business even though they do not give any instruction to property managers nor board members on what the HOA laws are. HOA's can create unconstitutional rules saying they and any neighbor can come inside my home and perform electrical, plumbing, and other repairs even though they have no training or license. They can require us to use our own electricity to power our porch light on all night or receive a fine. This is unconstitutional. I am beyond disgusted.	5/27/2016 1:23 AM
59	I am really upset with the HOA at ██████ because of their attitudes when homeowners are attempting to sell their homes. Having rules as to the size and color of the For Sale sign placed on our own property, They feel they have every right to intimidate homeowners and threaten them with violations, Fines and removal of directional signs which will lead potential buyers to your home. I have purchased Open House signs at home depot and placed them up the block from me and they have been taken by HOA, They claim ██████ is private property therefore they have every right to remove any sign they see fit!!!	5/26/2016 7:12 PM
60	Legislators job is to protect. By allowing management companies to remain unlicensed and unregulated is not protecting the people.	5/26/2016 6:57 PM

Survey on the HOA Industry (Homeowner Association Industry)

61	HOAs are out of control. I can think of 50 situations over my time as a real estate broker where a homeowner has had to seek legal relief and in some cases medical relief because they were unduly harassed by an association board member or the association itself.	5/26/2016 4:13 PM
62	Pass laws that limit HOA boards from infringing on homeowners property rights	5/26/2016 3:07 PM
63	HOA's should be governed by the same laws as anyone else and not be above the law	5/26/2016 1:29 PM
64	HOA have too much control and power over our properties. For example someone parks over night on the street on your side, you get a fine even if you have no idea who that is. You call and they say, "sorry those are the rules".	5/26/2016 11:24 AM
65	HOA change is desperately needed. Billions of dollars in management company "slush" funds have no oversight whatsoever.	5/25/2016 9:15 PM
66	HOA Management Companies are, in effect, de facto governments without checks & balances. These entities, boards and employees indeed DO engage in the practice of Real Estate without the benefit of licensure or oversight. What may have seemed like a good idea at one time has become legalized tyranny with no boundaries. It is high time to reel in the abuses, set legitimate standards of operation & behaviour and enact a structure that holds such entities accountable for their actions. Lift the curtain & hold the Omnipotent Oz to behold the same laws the rest of the world must abide by.	5/25/2016 7:31 PM
67	We need balance of power	5/25/2016 4:23 PM
68	This survey is slanted toward harming HOA members. It is misleading misinformation. Legislatures should walk away from whoever created this survey as it appears to be created for a business to generate profit.	5/25/2016 3:04 PM
69	If good people are on the board and in managerial positions, things go well. When people who have ulterior motives and self-interest get into the positions, things can go very badly. This is wrong. HOAs have become a liability and are causing destruction of many innocent people.	5/25/2016 12:38 AM
70	HOA members should retain their constitutionally guaranteed rights, such as the right to free speech	5/24/2016 10:10 PM
71	Why are cities allowing narrow streets and then want Hoa to pay for no parking signs on one side of street later. Poor planning on the cities part	5/24/2016 8:06 PM
72	We need help in Minneapolis	5/24/2016 6:32 PM
73	This has to change. These are peoples lives on the line here.	5/24/2016 12:20 PM
74	Please enforce existing laws and enact new laws to rein in this rogue industry.	5/24/2016 11:08 AM
75	wake up and educate yourselves about HOAs and the mess they have created	5/24/2016 10:45 AM
76	I am a victim of bullies who where elected to the Board of Directors of my HOA. They should be punished but the State of Nevada condones and even encourages liars and bullies who are HOA Board Members or Management Company managers.	5/24/2016 10:05 AM
77	Please start investigating these issues and TAKE action!! As your constituents you are letting us fall victims to their lack of fiduciary responsibility amongst other things You take the oath of office to fallow the laws and inforce them	5/24/2016 9:21 AM
78	Protect the home owners not the self imposed dictators that live in our communities.	5/24/2016 8:35 AM
79	Force municipalities and counties to allow single family housing to be build without HOA management and use an improvement district instead.	5/23/2016 11:26 PM
80	Some kind of regulation needs to be put into place to oversee the HOAs and property management companies. Power is too one-sided in these situations and homeowners have little to no recourse without spending tens of thousands of dollars on attorneys just to keep their neighborhoods livable.	5/23/2016 2:55 PM
81	HOAs need reform. Please consider passing laws to protect homeowners.	5/23/2016 12:56 PM
82	I understand and agree with the reasoning and concept behind creating an HOA; the problem is that militant individuals purchase in the area and end up making it into their own POW camp.	5/23/2016 9:43 AM
83	F all hoa	5/23/2016 8:17 AM
84	Our board refuses to answer homeowners questions. They have not governed with the best interest of the community. The community is broke due to a lawsuit filed by a few who in my opinion have singled out one family. This family rebuilt a one shared wall duplex. Two homes were rebuilt previously in a similar style with no problems. Discrimination at its best!	5/22/2016 11:16 PM
85	The builder IS our HOA with no input from the homeowners. I understand the builders need to protect their investment but non binding input from homeowners would be helpful	5/22/2016 10:11 PM

Survey on the HOA Industry (Homeowner Association Industry)

86	<p>Start helping to enforce the laws that are already in place! I was raped by the HOA property mgmt. company and the HOA's atty. The home I lived in for 17+ yrs was NEVER in my name. The sole owner owned it free and clear for 23+ yrs while she lived in [REDACTED]. She was billed at her residence in [REDACTED], for the monthly assessments, water bill, property taxes, and everything from the HOA. EVERYTHING was current up to 6mos after she passed away. Then 9 mos later they sued me for \$10! The atty I hired quit 7 mos into the lawsuit, then I was successful in getting him sanctioned by the Az Bar. I was ALMOST successful getting the HOA atty sanctioned, but he got away with his fraud and misconduct. I GUARANTEE if I had the money to appeal it to a higher court, the case would have been REVERSED, there would be caselaw and Opinions on record and both the HOA atty & HOA Property Mgmt. co. would be delt with by the laws that you are intrusted to write and pass. They would be punished. [REDACTED] v. [REDACTED]. This case history says a lot about how & why laws (as in this survey) need to exist! Then PLEASE look at the following history of the HOA atty [REDACTED]. This is what I was up against! He must not be allowed to spin HOA laws around in his favor! [REDACTED] v. [REDACTED] Az Court of Appeals, Div.one - Opinion and the Az Supreme Court, "Disciplinary Report And Order Imposing Sanctions" filed [REDACTED] (State Ba [REDACTED])</p>	5/22/2016 9:50 PM
87	<p>Management companies and their employees who "manage" communities need to be licensed and regulated. It is unbelievable that nail technicians and hair stylists require more education, licensing and background checks than "community managers". Additionally, community managers and their employers should be bonded and insured (mandatory) as they are dealing with bank accounts, deposits and payments.</p>	5/22/2016 9:01 PM
88	<p>Homeowners should not be expected to give up their constitutional right to due process just by virtue of having a home that is located within a homeowner association, especially considering that most homes are part of a homeowner association. Association managers should not receive monetary compensation for violations issued to homeowners. This practice promotes citations for minor violations and in some cases, these violations are not even rules that are part of the CC&R's, or other association policies.</p>	5/22/2016 8:55 PM
89	<p>They vary so widely in requirements that the scope of duties should be clearer as to how they function and their responsibilities</p>	5/22/2016 7:44 PM
90	<p>Help us make Hoa living feel like America again!!!!</p>	5/22/2016 7:42 PM
91	<p>[REDACTED]</p>	5/22/2016 6:18 PM

Survey on the HOA Industry (Homeowner Association Industry)

99	They are breaking the laws here all the time and it needs to stop are bylaws don't seem to matter and lots of corruption	5/22/2016 1:14 PM
100	You had better wake up and start protecting the HOA residents.	5/22/2016 12:06 PM
101	HOA attorneys, HOA contractors, and Property management companies are generally self serving predators that are linked together. The typical HOA board member has very low business acumen and is overwhelmed by having to make intelligent business decisions.	5/22/2016 11:38 AM
102	Individuals buying into a HOA should have more knowledge and say in how the HOA is run. Sold my condo at reduced price due to poor maintenance.	5/22/2016 11:32 AM
103	Desperate situation - part of the destruction of America - PLEASE ADDRESS this ASAP!	5/22/2016 11:19 AM
104	This issue hurts taxpayers and particularly homeowners. We need something that gives us oversight. As it stands right now they are completely unregulated and free to be as abusive as they choose. There are no checks and balances with an HOA. They need to have the same ethical stipulations that a realtor does. And there has to be a process by which they are subject to financial penalties or have their licenses revoked if they are abusive. They almost literally get away with murder. I have served on HOA boards for 10 years. I do this so that I can inject where possible some sanity into the proceedings. I have served on excellent boards and awful boards. The prime ethical mission of an HOA should be to always operate in the best interest of the homeowner. To Live and Let Live. Not to penalize and abuse.	5/22/2016 10:52 AM
105	its insane to me that countless hours were spent by legislatures on creating statutes and there is no oversight. no one policing, enforcing these entities that run hog wild, doing as they please. leaving home owners very vulnerable and powerless. it is nothing short of extortion!	5/22/2016 10:46 AM
106	You need to understand and accept the fundamental responsibility for the beast you created in conveniently delegating costs via assessments which could otherwise come as taxes	5/22/2016 10:46 AM
107	HOAs need to be regulated. They are abusing their power and leave homeowners no choice but to comply because they own the home and can't move.	5/22/2016 10:32 AM
108	HOAs are the devil! They have too much power and influence, which allows them to violate the Constitutional rights of homeowners. They have outlived their welcome and need to be disbanded and outlawed! GET RID OF HOAs!!	5/21/2016 11:23 PM
109	How can you not see how important regulation of this industry is?	5/21/2016 9:04 PM
110	There is little or no oversight of HOA boards or the management companies that "advise" them. Money is collected and spent, rules are made, people are fined, and much more without appropriate training, education, oversight. People on boards and committees often get carried away with their "authority" and create ridiculous and costly legal battles because they can. Something needs to be done to stop over-reach, wanton waste of funds, and monumental waste of time and energy. Silly and pathetic as well as criminal doesn't begin to describe how out of control the HOA situation has gotten in many parts of the valley.	5/21/2016 6:32 PM
111	Reduce the power and reach of CCRs. The override city ordinances and remove property rights.	5/21/2016 6:28 PM
112	HOA's are getting out of control with fees/assessments.	5/21/2016 5:17 PM
113	Please help us change the laws to reflect the answers that homeowners are crying out for. It seems un-American to keep things the way they are.	5/21/2016 3:37 PM
114	Many HOAs are run like private little fiefdoms with the board and management acting in a dictatorial manner. They need to be regulated and there should be some governmental agency homeowners can file complaints with.	5/21/2016 2:16 PM
115	HOAs should be registered with the AZ Department of Real Estate and adhere to a set of fair and reasonable regulations.	5/21/2016 1:23 PM
116	Hoas are like God. Fee's have become way out of line to transfer.	5/21/2016 12:18 PM
117	I think it's time to protect homeowners for a change. I understand and want fellow owners to take pride in their property, but some of the rules are so crazy they don't make sense! Example: owner owns the exterior of the door, but we can't paint it without the hoas permission, can't put in a door bell you can view who is at your door.	5/21/2016 11:31 AM
118	We have gone through hell with our HOA. We couldn't find a property in a non-HOA neighborhood. There are know options. Our individual rights as homeowners have been stripped away. It has become apparent that the sole purpose of the HOA is not to protect property values, but for management companies, landscape companies and HOA lawyers to make money. Our neighborhood is not run by its members, it is run by the management company and the board. We have to pay them our hard earned money every month in order to make them rich while we struggle to get by.	5/21/2016 11:27 AM
119	HOAs have run amuck - it is time to put an end to their unfettered abuse of the homeowner. I do not live in HOA property specifically because I did not want the potential problems so prevalent in the HOA communities.	5/21/2016 11:03 AM

Survey on the HOA Industry (Homeowner Association Industry)

120	Many HOA Boards either ignore or are uneducated with regard to Government - State and Local laws & statutes. They bully their way around mindless/senseless minor issues to boast the "clout". They threaten with higher assessments unless homeowner's agree to the board terms. They serve to long on the HOA board - many are unwilling to arbitrate with a 3rd party over board & homeowner issues. Many are like a rooster - that struts around showing off to warrant attention.	5/21/2016 10:54 AM
121	Industry not to be controlled. Management CO need to be licensed and regulated , they are dealing with millions of dollars annually	5/21/2016 10:24 AM
122	I support the benefits an HOA can offer (higher home values because home exteriors and yards must be better maintained, junk vehicles are prohibited, etc.) but feel that boards and management companies have become too powerful, rigid and secretive. HOAs are in existence to serve the community; they should be required to disclose all relevant information and advance disclosures (during a buyer's due diligence period) should be far more specific. Buyer's should be allowed to review full meeting minutes, information about pending lawsuits, condition of units, etc. HOAs have lost sight of the fact that the homeowners are their customers.	5/21/2016 10:05 AM
123	HOA's are out of control and so are the management companies. They need to follow disclosure rules & Total fees should be capped. Currently the management companies are just changing the name of fees so they do not fall under the "disclosure" title. Also, homeowner's need to be able to get 'exceptions' to the fees and fines.	5/21/2016 10:01 AM
124	HOA's should become illegal and all should be dissolved.	5/21/2016 9:51 AM
125	Ack if regulations have led to widespread mismanagement in the HOA management field. Large transfer fees and lack of transparency continue to plague the industry. All of which, help to manifest a bad impression of the real estate industry.	5/21/2016 9:38 AM
126	Let's get it done.... License and Regulate those HOA management companies.	5/21/2016 9:31 AM
127	It is long overdue and time to license and regulate HOA Management Companies.	5/21/2016 8:52 AM
128	HOAs have overreaching powers that should be contained and far too little oversight. They should not be able to impact a homeowners financial situation or livelihood.	5/21/2016 8:24 AM
129	Regulations are needed for HOA	5/21/2016 7:29 AM
130	Stop listening to HOA Industry Lobbyists as the primary (sole?) source of information and action for HOA Laws. Hold Public Hearings at least BiAnnually for Owners to participate. Create an HOA Oversight Agency and method for Owners to file "Consumer Complaints" as they do now for most consumer items. Put some teeth in what Owners can do to Protect Themselves ... other than hire an (expense and non productive) Attorney. Current Laws are written to PROTECT the HOA and the Industry (Attorneys and Community Managers) and provide BILLABLE HOURS for them ... but NOT to Protect Owners !! See www.hoowners.org A FEDERAL Law and Consumer Protection Agency is needed.	5/21/2016 7:29 AM
131	I would like to see the HOA management companies to be overseen by a state agency. I do not want to see them overseen by the Department of Real Estate. I think it could cause a conflict of interest with the DRE as there are licensed property managers that work for these companies. Having two different agencies overseeing licensed activities would be a better choice. That way if you have an issue with a single community manager you do not have to have the entire company have an issue with the Arizona Department of Real Estate as the DRE does not cover the activities of the company, but does of the licensed agent working under a broker.	5/21/2016 7:06 AM
132	Too many and first would be to abolish HOAs. if this cannot be accomplished, dis-empower them. The laws and statutes are not, or will not be upheld for the HOA homeowners and they are criminal syndicates of industry lobbyist, attorneys, vendors, judges, bankers and other accomplices who are many times self serving thieves, thugs, bullies and criminals. In many locales, it appears they are organized crime syndicates. do the research!	5/21/2016 5:54 AM
133	HOA are a	5/21/2016 3:21 AM
134	Please pass laws that restrict the amount of power that the management companies have and get rid of the indemnification clause and have them purchase their own liability insurance.	5/21/2016 12:28 AM
135	Stop listening to the HOA lobby groups. Significant HOA reform is needed.	5/21/2016 12:28 AM

Survey on the HOA Industry (Homeowner Association Industry)
Q13 Comments Continue Below

8	Property is NOT well-maintained, HOA board misspends funds and refuses to listen to outspoken owners, major maintenance is NOT funded, board/property mgt. co. conducts/oversees elections—even after cheating has been exposed, board gossips about outspoken owners and issues false/trumped up violation notices to them. One example: A neighbor of mine, [REDACTED] who lives on a different street from me, told me I needed to remove my, (1, small, cage enclosed, hanging) bird feeder of many years that complies with our community rules. Without disclosing his conflict with my feeder, he convinced the HOA board to pass a new rule prohibiting the feeding of birds. In an HOA board executive session to my exclusion, he stated that I told him I dumped bagfuls of bird seed over the wall to feed pigeons—a lie. The board president asked me about it and then essentially told him to prove it, after he had already maligned me to my neighbors and community at large. Of course he could NOT prove it. The new rule was rescinded. After some time, to reduce tension in the neighborhood, I extended an olive branch to him, suggesting we bury the hatchet. After a couple weeks he accepted—his wife told me. Several months ago, a new neighbor who was getting to know me asked, "Why does [REDACTED] hate you so much? You're funny, smart, and know what is going on in our community." So much for burying the hatchet. Effective sixty days ago, [REDACTED] is the now the board president. It's already started.	6/2/2016 10:44 AM
9	Too many to write about!!!	6/2/2016 6:39 AM
10	They tried to remove our gates, which would decrease property values. Residents fought it and they kept the gates.	6/2/2016 5:32 AM
11	A light at our street sign has been burnt out for two or more years and they say they will put a new one in but have not done so	6/2/2016 12:06 AM
12	I currently serve on a board with a management company running rouge and showing favoritism to certain board members. Our manager has successfully put off the community and some board members wishes to review bids for other management companies by stopping a newsletter, cancelling and not rescheduling a meeting even though three members asked for it, threatened myself with a lawsuit for receiving the bids. He gives fines to homeowners but does not violate board members for the same issues and doesn't follow our fee schedule, one person gets \$25 while another gets \$50 for the same violation.	6/1/2016 7:33 PM
13	Homeowner not receiving HOA dues statement after closing escrow on their new home. First statement should be sent by certified mail. This is a problem with 2nd homes and investment properties as the property may be vacant or occupied by a tenant.	6/1/2016 7:07 PM
14	No transparency, no minutes or letters announcing meetings, changes without homeowners vote, actions towards homeowners not in CC&Rs, fraud, selective enforcement, failure to fulfill fiduciary duties, failure to maintain properties, election fraud are just a few problems known to occur.	6/1/2016 3:56 PM
15	Each person that I have meet thus far in this HOA has had a problem with the Management Office for my Assn.	6/1/2016 3:43 PM
16	HOA fails to follow the governing docs (Bylaws, CCRs, Architectural Guidelines). Management company is not following their contract with the HOA. Manager seems to "run" the HOA and is evidently friends with the HOA attorney, who responds to the manager rather than the Board. Complaints are too numerous to list.	6/1/2016 11:24 AM
17	Certain board members controlling the others, changing every year except for the same 2 or 3 remaining that control every vote. Proxy fraud in voting. Lack of financial record disclosure. Not abiding by the Bylaws and CC&R's. Ignoring owner concerns or questions.	6/1/2016 11:08 AM
18	Many, many problems with controlling/rouge Boards and Board Members abusing their power with petty violations and spending homeowners' money on attorneys to harass homeowners, frivolous spending of dues, plus the incompetent management companies overcharging for documents and transfer fees.	6/1/2016 10:51 AM
19	I lived in an HOA where the property manager routinely "double wrote" checks for payments with no explanation to where the second set of money went. The pool was routinely closed by the health department due to improper water/chemical balance. The HOA board hired themselves or their companies to do landscaping, painting and repairs. The HOA board hired unlicensed contractors to do repairs on common property water, electric, structures. The HOA board held their meeting in private residences, discouraging attendance. The HOA board would not care for common landscaping of residence that called to attention the "issues" or tried to get issues resolved. This resulted in a call to the fire marshal and the county to clean up fire hazards. HOA board issued keys to the pool to non-residents or "friends" of the board. HOA board failed to provide fire insurance for the complex. Just to name a few of the problems. Which are not uncommon in most HOAs and management companies that don't step foot on the property or get to know the neighborhood.	6/1/2016 10:19 AM
20	Inexperienced, autocratic, ineptitude, untrainable, unprofessional, deceitful, refusal to follow state law, non-collection of owed assessments, excessive attorney fees.	6/1/2016 8:18 AM
21	HOA records not made available to owners, meetings and elections not conducted according to HOA governing documents, excessive fees, excessive and unjustified HOA Transfer Fees	6/1/2016 8:07 AM
22	differential applications of the rules	6/1/2016 7:47 AM

Survey on the HOA Industry (Homeowner Association Industry)

23	Interpretation of a rule widely varied, not clearly stated. The fees charged By the HOA to transfer Homeowners when the Home is Sold are INSANE. Used to be about \$150 . I'm a Realtor, my most recent transaction , my Seller paid \$450 !!! Which is more than the annual HOA dues They need to be regulated Making way too much money for what they provide	6/1/2016 7:04 AM
24	A Board Member requested and received approval for some architectural changes that are allowed within the rules. However, he did not do what was on his application, but rather installed changes that were not approved and would not have been allowed. Then he got the majority of the Board to vote for him to keep his unapproved changes and remove the violations. Please note the majority of the Board consists of a family member and two very close friends. In addition, this majority continues to vote against anything that supports ethical behavior, such as refusing to adopt fiduciary and code of conduct guidelines. Also, this majority was responsible for leaking personal financial information on another Board Member & spouse, even though the fees had already been paid. There needs to be regulations on leaks and such.	5/31/2016 8:28 PM
25	Petty, petty, petty	5/31/2016 7:30 PM
26	I was harrassed and badgered over my rocks in my front yard not being Even? Ridiculous!	5/31/2016 6:49 PM
27	Communication is key. Once you get a letter, contact the management company or attorney in writing.	5/31/2016 6:00 PM
28	just over zealous and uneven policy application and enforcement, not frequently... but certainly on occassion	5/31/2016 12:19 PM
29	Board members regularly harass and intimidate homeowners, especially elderly ones at meetings. Past Management company has disenfranchised voters and candidate ballots in favor of current Board members by not counting ballots from homeowners and several candidates, changing vote outcome. Management company could not account for "missing ballots". Past and current Board president has violated community operating documents requiring a vote by membership for changes to and entered into agreements with developers violating these requirements. See final comments on next page for additional info.	5/31/2016 8:24 AM
30	My parents so they moved because the rules were ridiculous. The development planted plants around the sidewalks and it was my parents responsibility to maintain them also they came out with a ruler and measured the grass and fined them for it being a 1/2"-1" to long	5/31/2016 4:02 AM
31	Too many to count. Sports banner - unacceptable. Lawn - unacceptable. Vehicle in driveway - unacceptable. Home sale failed because bank refused to finance because HOA had no money in account to cover deductibles... etc	5/31/2016 2:08 AM
32	parking restrictions; withholding records from owners; secret board meetings; selective enforcement	5/31/2016 12:22 AM
33	Current and prior Boards acting in defiance of the CC&Rs acting without vote of community . . . only options are lawsuits which are incredibly expensive and the Board uses the Board Attorney with the HOA paying the Attorney fees. Meanwhile land is being sold, changes in Zoning applied for etc.	5/30/2016 10:41 PM
34	Flag harassment. Satellite dish harassment. Yard harassment. Paint issues.	5/30/2016 10:25 PM
35	briefly? We ended up in a 6-yr fight with our HOA over \$550 fee not paid by the previous owner. Long story short, it cost us over \$3,000 in legal fees, and they still filed against us and took our home. We had to file ch 13 to try and save it, but we couldn't do it. The HOA was petty and abusive in letters sent.. weeds, parked too close to grass (in our own driveway!), etc. Everyone was sick of them, and a lot of good people lost their homes due to shady legal filings no one was notified about. (We found out after a lawyer contacted us to 'help save our home', we had zero legal notices! We lost \$30,000 in equity and our home due to the HOA.	5/30/2016 9:13 PM
36	Not sending us a letter that they were getting the pmt late by one day, they let the fees run for 3 years, and put a lean on property with out informing us of anything .. This is criminal.	5/30/2016 8:16 PM
37	Repeated "picked" on for having a weed in the front garden and the HOA's first letter goes straight to threat of fine or court action. If the gestapo ran the HOA it would be less brutal!	5/30/2016 8:05 PM
38	Rules not applying the same to everyone. Favoritism & singleing others out.	5/30/2016 7:58 PM
39	Friend saw a neighbor's pergola and contracted a professional to build one for her. Later, she was fined by the HOA for not having a permit from the HOA to build the pergola. The neighbor was a relative of an HOA board member and wasn't required to have an approved permit... different rules for different members of the same community.	5/30/2016 7:14 PM
40	The voted a 6,00 special assessment to remodel 2 club hosues one year after it failed they voted on it again and it passed. They should not be able to vote again for at least 2 years after it fails. they used on line voting there should have been more people checking the voting was counted corrcetly when such a large \$. it was a 6 Million improvement that was not needed in our opinion at all and we cant believe it actually passed on its own merit. There should be a large emphasis to recruit ballot counters form the yeah and ney side before any election is organized to raise capital improvement funds.	5/30/2016 6:01 PM
41	Just stupid rules and stupid enforcement. Like painting a satellite dish and cleaning driveways.	5/30/2016 4:16 PM

Survey on the HOA Industry (Homeowner Association Industry)

42	Excessive fines for weeds in a rental property.	5/30/2016 1:31 PM
43	Stupid and unreasonable demands on homeowner and unnecessary letters of minor violations.	5/30/2016 12:42 PM
44	We would get citation after citation for things our neighbors did ie cars parked in the street, cans left out, debris in yard. The fines would not be thrown out until numerous phone calls and even driving across town into their office to DEMAND the fines be dropped. I felt ignored.	5/30/2016 12:33 PM
45	HOA does not return calls, remedy blatant violations of the CC&R's, does not disclose ANYTHING	5/30/2016 11:00 AM
46	Our neighborhood was highlighted on the news regarding homes needing painted. We attend our HOA meetings to stay abreast of what's happening in our neighborhood. A lot of people bring up various issues.	5/30/2016 9:44 AM
47	Lack of transparency in the financial statements. Lack of communication in general, lack of response to general emails asking for status updates on repairs needed to security gates. Failure to disclose resolution when owners cut down several trees in the wash area and pushed over a saguaro cactus.	5/30/2016 8:47 AM
48	Forced to paint house even though we didn't feel it needed paint. I	5/30/2016 1:42 AM
49	Multiple issues. From garbage cans not being moved in the same day as collection, to not taking care of our community pool and splash pad, sending notices that appear to have been written by a five year old and, and leaving a vehicle parked in the street over night, once. The little things that we get notices for are ridiculous yet, they assess us an additional \$20/month just for our pool service yet the splash pad didn't work the first three months we lived here and it has been vandalized numerous times yet there are still no surveillance cameras for "legal reasons". Also, there is supposed to be a security guard and we have seen him once in the 11 months we have been here.	5/29/2016 10:36 PM
50	1) \$100/mo fines for several months on a rental property due to grass not being healthy/green enough for their liking. Eventually resulting in close to \$5000 after fines and late charges. 2.) Excessive late charges on a property where the owner was 30 days late on HOA dues because they were out of the country. Upon return, owner paid a full year of dues (roughly \$40/mo) but because they did not specify that part of that large payment could be used for the late fee on the account, the late fee was carried over, considered late and continued to accrue additional late fees (\$25/mo) and rebilling fees (\$10/mo) each month (despite there being a credit balance on the account). Because there was a credit balance for the dues, monthly statements were not sent out, so it was not known that the late fees and rebilling fees were continuing to accrue until all of the prepayment had been used up covering the additional fee charges. Took 11 phone calls and several months to resolve.	5/29/2016 9:37 PM
51	We bought a house where the owner passed away and it was before their violations were fixed and they said we had to fix the violations since the owner passed away before they could fix them. We should have been told this information in advance/	5/29/2016 9:10 PM
52	Being fined for neighbors weeds!! What a joke!! HOA are worthless and money grubbing!!!	5/29/2016 5:36 PM
53	Multiple violations for weeds, even after weeds being remedied for months. Homeowner was fined and bullied for calling the cops on a "board members" home for a noise ordinance after midnight. Board member enforced rules but didn't follow them.	5/29/2016 2:43 PM
54	I felt I was being harassed with the weed fines I was getting without proper time to remove them. I also received a notice of not enough shrubbery in front yard, about a month ago and giving me sizes I needed and how many of them, to be done in 14 days! That's an expensive venture, I'm on disability, wrong season for planting right now! I bought this house 2 years ago, and they're going to do this out of the blue?!	5/29/2016 2:41 PM
55	████████████████████ & ████████████████████, VERY MISMANAGED AND UNFAIR HOA! ████████████████████ IN ████████████████████ IS ALSO AN UNFAIR, POWER HUNGRY HOA	5/29/2016 1:38 PM
56	Mine is too lax. They are horrible about taking care of common areas. They address the common areas once maybe twice.	5/29/2016 1:30 PM
57	HOA allowed another owner (noncertified) to make association repairs in lieu of paying dues. His work created a mold issue for an owner which resulted in lawsuit.	5/29/2016 12:11 PM
58	Sending letter to owner that live in the house but not renters. It seems that just because we are an easy target we are get letters for very minor things	5/29/2016 11:52 AM
59	They are excessive in their attempts to make homeowners buy things like trees that people cannot afford and get damaged by garbage truck for instance. Why do we need re trees on the park way? Waste of water and money.	5/29/2016 11:22 AM
60	tried/trying to take away my cumulative voting rights. started transfer fees that negatively impacted me. Got caught changing a residents votes, when board was confronted, they did nothing to address it. violated CC&Rs by making a decision to take away a tennis court and convert it to pickleball. One resident who caught them violating CC&Rs had to sue them and the HOA lost and had to reinstate cumulative voting.	5/29/2016 10:38 AM

Survey on the HOA Industry (Homeowner Association Industry)

61	HOA would not assist in making Golf Course comply with the same HOA rules as the homeowners in my community. Costing me a lot of money.	5/29/2016 10:23 AM
62	Painting houses that don't need it, fining for cars that don't belong to that homeowner	5/29/2016 8:08 AM
63	Fining us for someone else's violation, fining our neighbor for something that was not in the HOA rules, HOA violating state law to enforce their rules.	5/29/2016 7:56 AM
64	Not responding. Making decisions that devalue the community. Rude.	5/29/2016 7:39 AM
65	Everyone that lives in [REDACTED] and majority of surprise.	5/29/2016 3:04 AM
66	Having moved into a neighborhood, specifically because there was no HOA, after being in the neighborhood peacefully for several years we started to receive threatening letters from a HOA. It turns out there was a HOA 30 years ago which had been inactive, and some members of the neighborhood resurrected it in order to begin threatening others.	5/29/2016 1:23 AM
67	garbage cans outside while cleaning garage	5/29/2016 12:11 AM
68	Fees they charge are unreasonable	5/28/2016 11:21 PM
69	HOA's do nothing to protect or help an actual dues paying homeowner. I don't live in the street so the fact that they focus on things visible from the street is crazy.	5/28/2016 11:16 PM
70	Ridiculous request when moving on what color the front screen door had been painted...except it had not been painted and was identical to move in just 15 months prior. Still required it be painted before closing could occur.	5/28/2016 10:41 PM
71	Flower beds, parking concerns not on the streets.	5/28/2016 10:05 PM
72	Excessive fines for non-issues	5/28/2016 9:55 PM
73	Constant harassment about paint, parking, and yard management, even when complying with requests.	5/28/2016 8:49 PM
74	Management at one HOA was unreasonable and led to the bank not agreeing to a short sale due to late HOA fees and turned into a foreclosure. Another HOA was unreasonable in that they would send a letter over a single weed in the yard and has written the code so that another violation of the same type over the course of 6 months could result in a fine automatically. This was an unreasonable standard to uphold for the residents.	5/28/2016 7:14 PM
75	Transparency to the community members; favoritism toward a few.	5/28/2016 7:08 PM
76	An ex coworker got fired, so got a job being part of the HOA in my area. She kept on writing reports about my grass that was dry due to the winter. She was mad at all workers that still had a job where she got fired at. It was a mess.	5/28/2016 6:41 PM
77	Excessive fines, overly aggressive policing of violations, zero or little proof provided of violations.	5/28/2016 6:41 PM
78	Notices about things I cannot fix and have no rights to fix threatening to fine me. Mostly due to poor design by the original builder.	5/28/2016 6:11 PM
79	My HOA regulating parking on a public street. HOA CCR's stop at the sidewalk. HOA's do not have the legal authority arbitrarily charge fees for parking violations on streets they do not control. However, I do not have the time and money to fire a lawyer and contest this in court. There is ample case law to support my claim!	5/28/2016 5:19 PM
80	Constant violations by neighbors that are never taken care of but also have been sent to me after I made the complaint. Lawn care and bug spraying not done until several home owners complained. So many cars in the street on a consistent basis that it's impossible to drive through. Pool area not kept clean.	5/28/2016 4:54 PM
81	Not enforcing the rules.	5/28/2016 3:55 PM
82	Being fined because my own vehicle is parked in front of my own house!!!!	5/28/2016 3:50 PM
83	We have owned two houses managed by [REDACTED]. With both houses, we have been penalized for things following a voiced concern at HOA meetings, which I feel is to quell our concerns/criticism. Unless you're part of the board, you're considered inferior. The HOA managers are disrespectful and disdainful.	5/28/2016 3:09 PM
84	Fined by HOA for "weeds" and they could not provide documentation. We have a landscape company that maintains our landscaping, coming every other week. IF we ever have weeds, they are maybe 3-5 individual weeds and are taken care of promptly. Yet multiple board members yards are FULL of weeds and other visible violations. They don't seem to apply the rules evenly to all of the community. Luckily I work with lawyers and one helped me convince the HOA that if they couldn't provide photographic evidence of our violations, we would sue them for harassment. Miraculously we seem to be compliant now, despite no changes on our part.	5/28/2016 3:00 PM
85	In lawful transaction transfer fee of 2500.00.	5/28/2016 2:45 PM
86	CC&r requires minimum plantings in front yards and prohibits portable basket ball hoops from being left out. neither of these are enforced.	5/28/2016 2:22 PM

Survey on the HOA Industry (Homeowner Association Industry)

87	They pick on us and have sued us all based on bills not making it to us in time. They failed to notify us of a management change. They try to fine us for the neighbors parking in front of our house each holiday.	5/28/2016 2:16 PM
88	Treating others differently. Required house painting when cannot afford. Lots that are just dirt but has weeds that HOA doesn't take care of.	5/28/2016 1:54 PM
89	HOA is charging two disclosure fees on a resale because the first escrow cancelled and they will not remove the second charge	5/28/2016 1:49 PM
90	Advising me to plant three additional shrubs because it didn't meet community standards, even though I've had the house for 3 years and maintained my lot the same way.	5/28/2016 1:43 PM
91	We've been asked to get permission for a security door we put in 10 years prior when the house was being built. We received permission and had it painted the same color as the house when we put it in. Due to many management changes they had no record of our prior approval. Also have a friend who has had his home painted the same color since home was built. He has since re-painted (the same color!) and is being hassled and told the color is not an approved color!! They have way to much power!!	5/28/2016 1:31 PM
92	4k in legal fees due to "bad address" on my payment coupons.	5/28/2016 1:21 PM
93	How was targeting certain people on violations, but ignoring others	5/28/2016 1:15 PM
94	Rigged BOD elections, selective enforcement of the governing docs. Lack of due diligence and board malfeasance, re: deferred maintenance Using reserve funds for operational expenses, lack of monthly contributions to reserves. Complete ignorance and lack of willingness by BOD to abide by CID fed and state statutes.	5/28/2016 1:13 PM
95	Inconsistent enforcement from year to year.	5/28/2016 12:58 PM
96	Personal view points of the board and not the recorded cc&rs	5/28/2016 12:53 PM
97	They don't listen, or follow the rules ie. No parking on rocks in front of house cause no parking in street. Also weeds and brown grass in green belt areas and we get fine for two or three weeds. Now trees that were not there in front of house on the other side of sidewalk, some homeowners done have water there or that they want us to plant them in 60 days in the dead of summer... Couldn't they have done this in the fall. Also my HOA is own by the builder for the last 8 years and looks like the future isn't looking like it going to be the people's HOA anytime soon	5/28/2016 12:48 PM
98	Ours spends money like water. \$4000 for an ADA compliant door is just the latest. Capital expenditures should be voted on the community. Our HOA spent \$160,000 on a storage building, \$120,000 to add 6 feet to our guard shack, and now wants another gate for \$14000. These off budget, extraneous expenditures should require a vote.	5/28/2016 12:39 PM
99	Off street parking should be allowed for son/daughter sleepovers.	5/28/2016 12:35 PM
100	I do not recall the situations enough to relate in detail. I know 4 people who have issues. One had a trailer parked outside the house. One lives in a corner lot and after 8 years was told she know needed to care for plants she didn't put in or even has water hooked up to-the HOA has always taken care of them. Another had an issue I don't recall but could never connect with the HOA to discuss yet kept getting fees and fines. And another person keeps having the season the pool is opened shortened. It used to be opened 7 months and the last couple of years it has been reduced to 4.	5/28/2016 12:29 PM
101	Have had problems getting stuff done such getting junk cars or people working on cars in street but let a weed grow in your front yard and they are all over you	5/28/2016 12:16 PM
102	It appears our HOA is very selective in it's enforcement of the rules.	5/28/2016 12:14 PM
103	I had to sell my house and move because a new rule came about not allowing anyone to park in the street. First overnight then not at all. I had a 5 bedroom house and we had 5 cars. I tried to work it out with hoa and they said there are no exceptions.	5/28/2016 12:13 PM
104	Having 3 weeds in front yard and trash cans out past the time on 1 occasion.	5/28/2016 12:11 PM
105	Harassment...nitpicking little indiscretions such as minor paint peel	5/28/2016 11:58 AM
106	1. Charging the homeowner for transfer and disclosure fees. 2. Sending violations or fines to the wrong homeowner.	5/28/2016 11:53 AM
107	Me	5/28/2016 11:48 AM
108	I was sent a letter for a car parked in front of my house at midnight. It wasn't my car. I have no idea who's it was. I called to tell them and they asked 20thousand questions as to who's it might be. Really? It was midnight!	5/28/2016 11:47 AM
109	Out of compliance letters and HOA had not photos or other documentation to support issue.	5/28/2016 11:45 AM
110	Rules not evenly enforced - selectively enforced	5/28/2016 11:44 AM

Survey on the HOA Industry (Homeowner Association Industry)

111	Updating my exterior of the house and being given notices that were never a problem when we bought house but now that we fix everything they find more	5/28/2016 11:43 AM
112	Inconsistent application of rules; some get fined for things and others don't. I actually received a notice to take down a playset in my back yard because it was visible from the street. I replied with the approval letter they gave me when I followed protocol 2 years prior...the violation letter and approval were signed by the same person lol. In his defense, he was cool about it and admitted that it was his mistake.	5/28/2016 11:42 AM
113	Not knowing what the HOA stipulations were and still getting fined.	5/28/2016 11:40 AM
114	As a real estate professional I have run into many problems with HOA's through the stories told by my clients. Personally, I had worked nearly a year to get a first and second to approve a short sale for a client. Hours of hard work went into getting those approval letters from 2 difficult banks. It didn't go through because the HOA refused to settle on a lien for past dues, 90% of the lien was legal fees and not past due HOA fee's. Not only the short sale not happen, but clients lost their home to foreclosure and had their credit damaged because the HOA refused to cooperate with the short sale.	5/28/2016 11:26 AM
115	Too many to list. The overreach by some HOAs is disturbing.	5/28/2016 10:57 AM
116	Cars not allowed to be parked on the street overnight. Even when HOA was notified that overnight parking was necessary due to the car being transported during a family move (owners leaving the day before pickup and a tractor trailer was not being able to access the car from garage or drive) the owner was fined for overnight parking.	5/28/2016 10:27 AM
117	My seller clients who are flippers repainted the purple front door to a neutral tan that better matched the home. HOA sent violation notice. Flippers thought that was hilarious.	5/28/2016 10:20 AM
118	Yes, but not recently. During the foreclosure crisis.	5/28/2016 10:18 AM
119	No records review allowed rise due's with out 75% members road work done by board members(licensed) no bids no quorum at meetings all road improvements to boards property Members vote board say's I changed it. Court orders ignored board say's I don't have it.	5/28/2016 9:56 AM
120	Fraudulently notarized documents were created and filed with the Register of Deeds, changing the covenants to suit a handful of homeowners. Removing them would cost thousands in attorney fees. Bullying and threats ensued once this was brought out to the open. The neighborhood is a slimy mess of hate, ugliness, and bad feelings. I can't wait to sell and move. I will never again in my entire life live in an HOA. I'd rather die, and this is not an exaggeration.	5/28/2016 9:06 AM
121	Concerns presented by homeowners to the HOA are dealt with according to who presents the concern. Our HOA is a social group used mainly to stroke the egos of those who have held prominent positions in the city and need to feel they are still in power as well as a few legal professionals who use their status to try and intimidate. Our many request for an answer to why we were treated differently was finally responded to by the HOA president by telling us not to contact him anymore.	5/28/2016 7:31 AM
122	It took about 5 weeks to get approval to put a gutter on the rear of our home. I used the same company their builder uses, the same color as the front had and gave them pictures. It takes the board for a simple thing. They were on vacation! They are on a power trip. There is no one here full time to talk to. Arrogant.	5/28/2016 2:22 AM
123	Asked questions. Been verbally and physically threatened by property manager and board to point had to buy gun. Now have concealed permit so can carry it everywhere for safety. Have only since made official requests. Last request has not been complied with as to current date. Instead received cease and desist letter from condo attorney threatening lawsuit. For What? Have gone strictly by the condo act book.	5/28/2016 2:12 AM
124	Me and most of my neighbors. We have issues of selective enforcement and inconsistent enforcement.	5/27/2016 9:27 PM
125	Legal fees and continued late fees post bankruptcy	5/27/2016 6:52 PM
126	I belong to two HOA's one in Arizona and one in Colorado. No problem with Arizona HOA. Colorado HOA does not inform homeowner's of important events, such as repair schedule for damage due to recent hail storm. They advised homeowner's of certain repairs several times and then advised that repairs not approved by insurance company. I think this was not a mistake but planned.	5/27/2016 2:05 PM

Survey on the HOA Industry (Homeowner Association Industry)

127	<p>Work that is the responsibility of the HOA gets left undone, but is reportedly being hired to be done for months and years at a time and we are to be patient while homeowners get fined starting immediately for issues that are their responsibility such as fences and garage doors, even minor issues. Community Managers do not monitor contractors that are hired to do work on the property, sometimes fail to verify proper permits were obtained or that the work was actually completed. If homeowner property is damaged, even licensed Community Managers do not take any responsibility, rather they say the HOA hired the contractor, of course the board always claims to be volunteer.... so the homeowner ends up paying for most damage through HOA dues. Quality workers are not always hired and about usually 25% of what is reported that we are paying for is not done. Board members and Community Managers are not in touch with the community and do not seem interested in homeowner opinions or providing accurate information. Contractors frequently claim work is done and you end up having to take pictures and provide them to the HOA to prove it was left undone, even with serious issues such as a roof, gutter, or exterior issue that is HOA responsibility. Community Managers are for the most part not properly trained or qualified to run aging properties, most do not even come to the property for anything other than meetings.</p>	5/27/2016 1:21 PM
128	<p>New since last year, [REDACTED] Management. They are make careless errors that result in more income for themselves, don't follow our declaration, reword our declaration and other legal documents, threaten, make board decisions through omissions and harassing behavior, try to make our nice board look like monsters in the way they are misrepresented, causing homeowners to be angry with the board. I am scared of our liability with the careless errors, careless talk, no transparency or legally required disclosures. I am afraid they are trying to drive out our good experienced board to attract a more aggressive and litigious group to match their culture. Their address is [REDACTED]</p>	5/27/2016 12:36 PM
129	<p>After I sent the then-attorney-general Tom Horne's OMLET department an inch-thick complaint of over 25 egregious law violations by our HOA, they responded that they cannot enforce the HOA-related open meeting statutes, and that I would have to hire my own attorney, which I did. My attorney who was well-known, was so overwhelmed with overabundance of homeowner lawsuits against HOA's that he was suspended from practice during my lawsuit, which resulted in my receiving only a partial settlement. Homeowners should not have to spend two years of their life, and take out bank loans to hire an attorney, just because our AG's office refuses to enforce their laws. Also [REDACTED] law firm should be investigated and sanctioned for their egregious incompetence in instructing their property management companies and HOA board members how to follow the open meeting laws as they pertain to HOA's.</p>	5/27/2016 1:23 AM
130	<p>Selective enforcement and harassment.</p>	5/26/2016 9:58 PM
131	<p>Personally I have and have worked with clients who have issues w all of the above questions</p>	5/26/2016 8:35 PM
132	<p>when a homeowner is selling their home and is going with an outside Realtor, HOA members will come to the house and demand that the For Sale sign be taken down or else we are listed as non-compliance. Since we are are listed with an outside realtor we are not allow to put directional signs up whenever we have an open house making it very difficult to hold an open house if we can put these signs up. In addition they come around on open house day and demand that the open house signs be taken down although the signs are on our property they have even threaten to take the signs off the property and take them to their office.. Since we are listed as non-compliance the gate will not inform people coming into the community about our open house.</p>	5/26/2016 7:02 PM
133	<p>People in my Network Group.</p>	5/26/2016 6:53 PM
134	<p>Out of control dictatorships</p>	5/26/2016 4:10 PM
135	<p>Short term rentals allowed in the covenants but interpreted as not being allowed</p>	5/26/2016 3:05 PM
136	<p>Yard decorations</p>	5/26/2016 2:00 PM
137	<p>The president of the board accused me of illegally dumping garbage in the common area. I had proved that I did not. He said he had witness, himself. I requested a hearing which was run by the president and the vice president. They did not even look at my pictures with dates. I had to pay over \$2,000 on fines.</p>	5/26/2016 11:19 AM
138	<p>Rigged elections, theft, mismanagement.</p>	5/25/2016 9:11 PM
139	<p>Client had moved out of home & let his adult children live in home for 6 months. During that time, an outdoor porch light was damaged - the kids (tenants) hid the violation notices from the owner & when he sold the home, found out that he was being charged over \$4000 in fines, late fees & attorney costs, that his account had been sent to collections with resulting damage to his credit - although the egregious balance was paid in full out of proceeds from the sale.</p>	5/25/2016 7:19 PM
140	<p>Owners write to our Coalition constantly with their problems.</p>	5/25/2016 5:21 PM
141	<p>Most owners do not understand their Governing documents, most do not read them until there is a problem</p>	5/25/2016 3:00 PM
142	<p>Ongoing fines on a rental property that are now over \$5000 because because of late fees and attorney's fees due to the tenant not paying.</p>	5/25/2016 2:36 PM

Survey on the HOA Industry (Homeowner Association Industry)

143	They do whatever they want without considering the opinion of owners. This results in a large amount of money not properly spent and often improvements not approved but pass as maintenance.	5/25/2016 9:01 AM
144	Selective enforcement, extortion, conspiracy to commit fraud, statute violations (by the board), board members, the manager and "friends" obtaining illegal weapons with the intention to assault me, possibly even murder me.	5/25/2016 12:32 AM
145	HOA would not permit for sale sign on property for unit	5/24/2016 10:07 PM
146	Forcing them to buy backyard sheds from a certain company. Fining homeowners for sheds that can't be seen from the street but they climb the fence to check backyards	5/24/2016 8:05 PM
147	We have a board president that has 25+ units he has bought as an investment and rents them out. He doesn't live on site and has been president for over 30 years. He controls everything and it's not all legal. How do we fight him and get him out? He controls the board and the management company. He decides who is on the board and uses the HOA fund to sue 1 owner. HELP	5/24/2016 6:29 PM
148	Our HOA recently spent over \$100k on a vindictive libel and slander lawsuit against an association member that ultimately resulted in most of the lawsuit being denied. The membership was never given the opportunity to vote on such a large expenditure even though our Bylaws say all expenditures in excess of 5% of the annual budget (approx. \$50k) must be voted on by the membership. In fact, even though the Board was recalled based mostly on that lawsuit, the current board has not yet resolved the issue completely.	5/24/2016 12:21 PM
149	██████████ My mother HAD a condo there. They would enter her unit and cut open the walls looking for other people's leaks. They told her they didn't have to repair the walls that was up to her to do. She was living in that condo with several holes in the walls (and I mean these were huge holes) exposed to the old pipes and dirt that was inside the walls. They didn't even cover the holes in plastic. I had to intervene on her behalf. I threatened to call the police if her walls were not repaired. That was just one of several incidents dealing with the HOA there on behalf of my elderly mother. We also had to let the condo go back to the bank due to very very excessive HOA assessment fees. This was a nightmare for my elderly mother. Somebody has to do something about these HOA's.	5/24/2016 12:19 PM
150	I haven't personally but hear many complaints from other homeowners. I have worked as an HOA Property Manager and I think it is quite a complex position and that it needs formal training other than that of on-the-job training that many companies do.	5/24/2016 12:04 PM
151	They ask for items like 'approval' on security doors that have been in place for years. I feel when a home owner adds improvements to their homes they should not be harassed by HOA.	5/24/2016 11:57 AM
152	I did not pay one year's dues at \$127 per month. Long...very long story short. As a 64 year old single woman I was extorted out of more than \$20,000 by the corrupt board, management company and the debt collector attorney.	5/24/2016 11:40 AM
153	HOA decided to not heat the pool. Ruined my vacation rental season.	5/24/2016 11:38 AM
154	Complaints from one owner against our tenant became a "he said, she said" argument with our tenant being suspended from the pool, without any tangible proof of wrong doing.	5/24/2016 11:36 AM
155	HOA management companies many times want proof you are an owner to talk to you, and as a Realtor I am calling to get up to date info for the listing of my clients home. They refuse to tell me just basic info.	5/24/2016 11:32 AM
156	And when your board is corrupt and employs their friends and associates as community managers and association lawyers every homeowner has a problem...they just don't know it.	5/24/2016 11:06 AM
157	I know many people who have problems with their HOA, which is why I bought a house in a neighborhood that does not have one.	5/24/2016 10:59 AM
158	they call single family residences habitable structures thereby blocking owners from MLS listings and they show up on the assessors records as mobile homes, park models or R.V support structures. What in the world is a R.V. support structure?	5/24/2016 10:36 AM
159	Have had many clients complain about inconsistent fines in their HOA. Plus renters are not usually given any HOA rules when moving in	5/24/2016 9:58 AM
160	I am aware of people in Nevada who have successfully sued their HOA. In Nevada the State Agencies that are SUPPOSED to regulate the behavior of HOA's and assure the citizen that their HOA is obeying the law is biased in favor of the HOA industry and the management companies.	5/24/2016 9:57 AM
161	Incessant noise about petty things.	5/24/2016 9:54 AM
162	Guests parking on street, driveway for parties and overnight.	5/24/2016 9:22 AM
163	Our board holds meetings when people who work can not attend. In spite of many petitions to change the time, they refuse to address the situation. It seems to be yet another way they use to limit owners knowledge and input.	5/24/2016 9:06 AM
164	They just recently changed rules without proper attendance .. And passed a rule then through it out !!	5/24/2016 9:01 AM

Survey on the HOA Industry (Homeowner Association Industry)

165	We had a president that used to harass homeowners up to and including peeping in windows, approaching property owners at all hours of the day.	5/24/2016 8:34 AM
166	We sued our Association. Looks like we will be going back since they and their attorney violated the Settlement Agreement.	5/24/2016 8:28 AM
167	Currently engaged in a state investigation over a refusal by the HOA to accommodate a disability. The HOA amended Bylaws without 75% approval from members. The Board members, and ARC Chair, notoriously selectively enforce rules. The property management company is now using "processing fees" as a hidden fine for violations. The HOA has silenced any homeowner who speaks out against them.	5/24/2016 8:17 AM
168	Don't even get me going....	5/24/2016 8:06 AM
169	Several ceased and desists letters, lawsuits - it goes on and on. Continually accused of wrong doings and constantly shut down at the meetings	5/24/2016 7:22 AM
170	Inconstant rule enforcement	5/23/2016 11:21 PM
171	They don't return phones calls on time, they don't resolve issues fast, and I think they mismanage the money they are collecting. They are often rude and uncooperative with the home owners.	5/23/2016 10:06 PM
172	██████ Property Management has bribed members of our HOA board to keep them in position as the property management company, resulting in mismanagement of funds, excessive and aggressive violations, and threatening behavior. We have not been able to rid our 400+ home community of the financial corruption of a few horrible people, because there are no oversights, laws, or regulations in place to put homeowners rights first.	5/23/2016 2:52 PM
173	Excessive and unjustified violations and warnings, undeserved parking tickets in excess of 300 dollars with no remedy given as to where to park instead	5/23/2016 1:55 PM
174	HOA neglecting common areas, allow homeowners to neglect their homes with impunity, but w are being sued for a slightly different paint color but others have been allowed significantly different paint colors.	5/23/2016 12:53 PM
175	My daughter had a problem with her foster cats' odor that got into the ventilation system which affected the lady in the condo below her. She was trying to work with the HOA but the HOA's attorney was so harsh and unreasonable that my daughter had a nervous breakdown because of the issue. She was not allowed to handle the problem in the way she wanted (I don't know why). The HOA was nasty and vindictive.	5/23/2016 9:51 AM
176	The HOA Board developed "Rules" outside of the Declaration of Restrictions and Bylaws and the Rules were ridiculous. (Could not leave my trash can out longer than 4 hours after the truck emptied it... impossible when you work. So I would regularly get fined) and many others.	5/23/2016 9:42 AM
177	to many to list.....	5/23/2016 9:38 AM
178	Imposing rules, finding they are not reasonable after some people were not able to comply while others paid extra money to comply, then having HOA rescind the regulation. Net we are stuck paying for extra insurance we got to comply with a rule that is no longer in place.	5/23/2016 8:38 AM
179	F██████ hoas' ███████ em hard	5/23/2016 8:17 AM
180	I was arrested and charged with criminal trespassing for turning on my camera to record a HOA meeting.	5/23/2016 12:05 AM
181	Our HOA board has spent over \$300,000- on attorney fees to sue a homeowner for rebuilding a patio home (one common wall). The board did not ask the homeowners for input. For 2 years the board has done nothing to improve the community. The hot tub has been condemned, the pools propane tank is broken, so can't be heated. All dues go to the attorney. No money put into reserves. There appears to be no end in sight.	5/22/2016 11:15 PM
182	Mismanagement of funds by property management company and difficulty replacing that company due to close ties between owner of company and HOA board members.	5/22/2016 11:08 PM
183	Steering potential buyers to their new builds and away from coming to my open house. Not allowing broker sign in yard. Requiring their own sign. Not allowing directional signs.	5/22/2016 10:41 PM
184	Yes, the HOA/Property mgmt. company sued myself-(a tenant), not the owner of the Property. They sued for \$10k (shb only 9mos. of dues). I had NEVER received a bill or notice in the entire 17yrs I was a tenant. The house ended up being sold at Sheriff's auction, rendering me homeless. The homeowner passed away, the estate NEVER rec'd notice of the lawsuit.	5/22/2016 9:03 PM
185	HOA and management company defied a court order and repaid themselves with HOA funds. Management Company encouraged HOA Board to pay for a non-owners fence repair. By non-owner, this is an owner of a property NOT part of the HOA. This action was pursued in spite of the HOA attorney clearly identifying the wall belonged to and was the responsibility of the non HOA owner.	5/22/2016 8:56 PM

Survey on the HOA Industry (Homeowner Association Industry)

186	Inconsistent enforcement of rules. Fining without citing rule broken. Fining when no rule even exists. Excessive enforcement and fining for alleged minor violations - visible drip line to planters, color of lawn bench or statue, wreathes on doors without approval, etc. association is under total developer control and do not have regularly scheduled meetings open to homeowners.	5/22/2016 8:49 PM
187	Board members being able to just change things as they wish. Lots better controls are required. I personally would not purchase any property in a HOA area.	5/22/2016 7:40 PM
188	I got arrested due to My Hoa Board's lies about me! I now wear a camera on my head where ever I go in my neighborhood. I trust nobody and especially shady Hoa board members.	5/22/2016 7:39 PM
189	[REDACTED]	5/22/2016 5:54 PM
190	I have A LOT to say but one is prior to moving into an HOA I contacted and asked specific questions about some of their CC&Rs. Time passed and we ended up moving into tat HOA neighborhood. Little did I know that my previously conversation BEFORE being a resident was only file once I became a resident.	5/22/2016 5:39 PM
191	I live in a 200 Unit Planned Community in Tucson Arizona. We have had years of abuse with our finances and we are slowly recovering. More than a half a million dollars was spent within 4 years draining the reserve accounts including back to back assessments for over \$200,000. The Board members spent so much money they almost bankrupted the association. Board members also failed to produce itemized finance reports to homeowners during the four year spending spree. A few homeowners' received an eight-month expense for one year. In the report our attorneys found it to be full of errors and have lots and lots of questions. One board member was forced to resign by 29 homeowners pending lawsuit to remove her from the board. The current board is struggling to repair the financial damage, rebuilding a low reserve account; still ignoring a reserve study never maintained or updated and deferred maintenance. Random spending without a well thought out plan is disappointing. [REDACTED] Community Management in Tucson Arizona has Association Manager practicing real estate without an Arizona real estate license. The Association Managers are currently performing mandatory condominium inspections, engaging in conversations and sending letters to homeowners with possible violations done by previous homeowners which involves discussing real estate issues. Homeowners are told per the letters sent to call the Association Manager who has no fiduciary responsibility but the owner of the property management company should be held accountable since she has an Arizona Brokers license.	5/22/2016 5:16 PM
192	[REDACTED] has assigned an attorney as their agent, not a homeowner or interested party. This new agent is now acting as agent and debt collector which is a conflict of interest. She has piled on more legal fees when I've paid all assessments & is charging legal fees to collect her legal fees which have increased to \$8,000.	5/22/2016 5:08 PM
193	I belong to hear4nc and at every meeting all attendees have problems with their HOA.	5/22/2016 4:47 PM
194	Would NEVER move to where they had an HOA!!!	5/22/2016 4:46 PM
195	I have attended HOA meetings and heard they're plea	5/22/2016 4:30 PM
196	My HOA sent me a bill saying I was a month behind but would not show me why and how. They would not answer my calls. Or return them ever. They would just communicate via mail.	5/22/2016 1:49 PM
197	Violations of open meeting laws, hiring higher cost vendors due to a personal relationship with a board member, board member providing design approval without consent of the BOD (as required in the CC&Rs), ignoring requests to provide copies of HOA documents/contracts, failure to provide monthly financial statements, board president insisting HOA does not need liability insurance and does not permit a vote and more.	5/22/2016 1:25 PM
198	Racial & Disability discrimination [REDACTED] & management company, Canadian with their racial hatred for American veterans. Surveillance camera on neighbors Property & house monitoring,threatening neigh. No Canadian with green card like [REDACTED] should not a manager job & fly Canadian Flag in U.S.A.	5/22/2016 1:20 PM

Survey on the HOA Industry (Homeowner Association Industry)

199	Out of control HOA boards defying state statues with no penalty except to take the HOA to court, using our money to fight the lawsuit against the board. ██████ being run by a bunch of corrupt people, we need regulation of these companies.	5/22/2016 1:18 PM
200	Could not live in my unit 4 months due 2 an unattended death upstairs was not reimbursed 4 any of my expenses	5/22/2016 1:10 PM
201	I worked for a HOA management company and some of the crap they pull is unreal. Their is a law in effect that can allow them if you owe over \$600 that a lien can be placed on your property and they can take your home from you. That is just one example of unfairness. Another is Board members who have nothing better to do all day then look for violations on personal property. I knew a H.O. who was fined for leaving his garage door open for over the allotted 5 minutes. It's ridiculous.	5/22/2016 12:57 PM
202	Too many vehicles parked in driveway, Wrong kind of vehicle parked in driveway. Vehicles parked on street overnight.	5/22/2016 12:41 PM
203	My HOA knew and supported a lie by the community manager. They have also violated my rights to be judged by an UNBIASED panel and to be represented by an Attorney after they threatened to put a lean on my property.	5/22/2016 12:02 PM
204	Satellite dish.	5/22/2016 11:40 AM
205	Spending on HOA secretary, meeting places, etc. but not painting and keeping up the property such as repairing wooden facial boards	5/22/2016 11:25 AM
206	Too numerous. The problem is these contracts "auto renew" and the solution to all HOA problems is to end automatic renewals, require present day owners to periodically choose if they want to renew the HOA corporation os let it expire and go away. Most would simply be allowed to expire! Put it to a vote....perpetuities should never be allowed.	5/22/2016 11:07 AM
207	I am a property manager. I see the gamut from reasonable enforcement to absolutely dictatorial unreasonable egregious enforcement and interpretation of CCRs. The HOA should have no kind of power that allows them to create a financial hardship for owners, it is not up to them to decide when a house needs to be painted for example and when it does not or for example when a simple touch up would be sufficient instead of requiring them to spend thousands of dollars because they have the power to do so. They just need to be reined in and people that serve on them that forget that they themselves are supposed to be home owners and have the homeowners best interests at heart should never be allowed to serve on a board or should be penalized themselves for stepping out of line.	5/22/2016 10:47 AM
208	Se my web blog at www.arizonahoa.blogspot.com	5/22/2016 10:42 AM
209	im constantly fighting with them, they are partial and biased serving their needs and wants. theyre suppose to look out for community as a whole. do not follow state statutes when they do not want to. wasteful spending and no recourse by homeowners other than not pay up. HOA's suck!!!	5/22/2016 10:41 AM
210	I fell behind in fee but because they charge so many late and attorneys fees I can't catch up an owe over \$3,000. I am also having problems with violations for street parking. A new rule they just added.	5/22/2016 10:28 AM
211	Letters sent of violations that did not belong to issues pertaining to my property. I had to sent proof of my residence along with photos documenting that the issue wasn't related to my property.	5/22/2016 6:38 AM
212	a family was teaching swim lessons in their backyard pool BEFORE the HOA was created. tis was acceptable for several years, then all of the sudden, the HOA decided to shut them down. now they are in danger of losing their home. it is nobody's business what they were doing in their own backyard!	5/21/2016 11:20 PM
213	High turn over in management. Unlawful fines accumulate, eventhough each new manger says they've been waved/removed.	5/21/2016 10:57 PM
214	We fell behind on our monthly dues and reached out to our property manager explaining our situation. We were about \$600 behind but started to make big payments every month to knock the balance down. Then, we were served by their attorney and they wanted \$5800. With fees and fines to the HOA it was amounted to \$1900. The rest was their attorney fees.	5/21/2016 10:13 PM
215	Took over 6 months to decide if the paint color would be okay for the outside of a house. Then they decided they didn't like it; then later decided to make the color one of the accepted ones for the future.	5/21/2016 9:40 PM
216	We were told to change house, paint. Which was there when we bought. No rot iron AFTER done	5/21/2016 7:17 PM
217	Making under the table decisions without informing home owners. Stop heating the pool. Changing the color pallet. Having more than regulated reserves and refusing to spend the monies on improvements.	5/21/2016 7:02 PM
218	Bias parking surveys and a board that changes the rules on parking without public opinion or communication. No voting rights to the community at all.	5/21/2016 6:26 PM
219	President of the board wanted to have meetings private, HOA mgmt company did not dispute or correct, did not reign in president on other behaviors that were not appropriate. Community and other board members had to police the guy and eventually get him off the board. No guidance from the mgmt company at all	5/21/2016 6:26 PM

Survey on the HOA Industry (Homeowner Association Industry)

220	Too lengthy to even begin! Sued all -3- of my HOAs (took -5- attorneys); fortunately, we prevailed twice in same lawsuit! HOAs/property mgmt. co's. are a bloody nightmare with whom to deal....	5/21/2016 4:21 PM
221	Fine you before any warnings. Trying to regulate what I put in my back yard. Over reaching!	5/21/2016 4:18 PM
222	Communication issues	5/21/2016 4:15 PM
223	My neighbor had a lien put on her home for missing two HOA payments after her husband had passed away.	5/21/2016 3:53 PM
224	Our board is self managed and the board members that are president and vice president have gone rogue. So many laws have been broken and they just get away with it.	5/21/2016 3:34 PM
225	They tried to charge me for a car that was parked on the street. I repeatedly told them it wasn't mine and had to throw a fit to get fees waived. Also they said I had weeds in my yard. I finally got someone to come to my house and show me where the weed was that I was arguing over for 3 months and monthly fines. They came out and it was a plant we had planted not a weed.	5/21/2016 3:33 PM
226	Question #13 should read "anyone that has NOT has problems with their HOA?"	5/21/2016 2:10 PM
227	A neighbor was running for the board & was reprimanded for using painters tape to tape his flyer to houses. It was considered destruction to property & called soliciting, which is not allowed.	5/21/2016 1:47 PM
228	Getting a notice 1 day after my lawn maintenance company completed 1 off the twice monthly maintenance.	5/21/2016 1:38 PM
229	No accountability.	5/21/2016 12:54 PM
230	Few weeds	5/21/2016 12:14 PM
231	Confusing flowers planted with weeds and charging for the incorrect violation. Charging a late fee when the bill was paid on time.	5/21/2016 12:02 PM
232	They don't apply rules & regs. to all owners. If you question them they have some excuse.	5/21/2016 11:24 AM
233	Recalled board re-elected in election rigged by management company. Meeting held without proper disclosure and at time and locations that make it difficult for community members to attend. Adding additional projects and paying the landscaping company which is owned by the management company's husband to do the jobs without getting bids or ignoring lower bids. Threatening lawsuits when neighbors share information about meetings. Selective enforcement of rules. Reduced the number of board members. Only allowing people hand picked by the management company to run for the board, not allowing other members who were nominated to run. For example, for two open seats, the "nominating committee" selected the only two people on the ballot even though several more people were nominated.	5/21/2016 11:23 AM
234	Records Requests	5/21/2016 11:04 AM
235	I am a bankruptcy and foreclosure attorney. It appears that at least 20% of all HOA fail to provide the homeowner very basic information, such as the HOA is a lien on their home.	5/21/2016 11:00 AM
236	Yes, our HOA auctioned off our neighbors house without his knowledge because of being behind. It was crazy.	5/21/2016 10:51 AM
237	Closed Meetings - Illegal Resoulution without homeowner input or acknowledgement - improperly written violation letters - disregard to the CC&R's - selective enforcement - not abiding by Federal - State and Local Laws/statues - Harassment - unfounded Cease & Decease letters to homeowner's - No building permits when required at community park renovations/buildout/electrial/plumbing - approval of homeowner additions without required building permits - approval of investment properties within the HOA communities when CC& R's state otherwise.Fowl language - bullying - harassment tactics to any homeowner/renter with any minor violation. non-licensed & bonded workers (not including handiman services).	5/21/2016 10:49 AM
238	After fees and legal fees paid HOA dragged feet (months) on removing from credit report.	5/21/2016 10:23 AM
239	Tucson relative getting notices and fines about replacing a shrub in the her front yard. Cannot call (only voice mail) or get response from management company about excessive fees. She has tried stopping by office on her lunch hour to talk to someone, but offices are closed for lunch also. No remedy so far and it has been a couple of years trying to get this fixed.	5/21/2016 10:23 AM
240	Board Members not requiring MGT CO to get multiple bids, not reviewing Reserve Study and failing to plan for expenses (road repairs, roofs), arguing with Homeowners who don't always agree with them, allowing MGT CO to dictate how HOA should be managed when not in homeowners best interest	5/21/2016 10:12 AM
241	My hoa is required to have a blanket hazard policy but they let it expire 5 years ago and never renewed.	5/21/2016 10:10 AM

Survey on the HOA Industry (Homeowner Association Industry)

242	Board members on the board 20 years they have spouses working for the management company. If you challenge them they threaten to sue homeowners. Management company has put environmentally unsafe material in washes where water run off is present. In recent election outside dark money paid to keep incumbents in office. They enlist retired cops for the board to manipulate and humiliate homeowners at meetings. They bring frivolous lawsuits against homeowners that challenge them. Very low reserves \$60,000 every time they have reserves they spend it. Corruption is a big problem in our neighborhood.	5/21/2016 10:07 AM
243	violation notice, "it APPEARS that the granite in your front yard has worn away" APPEARS, by who's opinion, that is a personal opinion not a black and white code violation.	5/21/2016 10:06 AM
244	Rigid rules and fines on minor offenses such as leaving a garbage can out for an extra day, while neighboring homes have many large weeds growing in their yards and are not being cited. Which causes more detriment to the appearance of the community?	5/21/2016 10:00 AM
245	did not equally enforce weed removal & failed to inform new owners of painting requirement that was noticed previous owner.	5/21/2016 9:55 AM
246	Incorrect fees assessed	5/21/2016 9:42 AM
247	Garbage cans, weeds, unnecessary increases,	5/21/2016 9:36 AM
248	Bad boards. Mis management of funds Vote manipulation Cronyism	5/21/2016 9:33 AM
249	Regarding.. painting a wall. Unnecessary fines & legal fees. Outrageous HOA behavior.	5/21/2016 9:28 AM
250	My HOA has a board member that works at the Management company. Huge conflict of interest.	5/21/2016 9:28 AM
251	Poor payment management and notifications.	5/21/2016 9:14 AM
252	They run roughshod over the members	5/21/2016 9:10 AM
253	Undisclosed lawsuits and favoritism amongst certain residents	5/21/2016 8:49 AM
254	Have had good luck, I personally live in a good HOA, [REDACTED]	5/21/2016 8:33 AM
255	We are still builder controlled so we have no voice. They have budgeted to raise our dues for the next 3 years, they are paying landscape maintenance almost a million a year, and the rules about commercially marked vehicles may endanger either our home or livelihood if enforced.	5/21/2016 8:21 AM
256	Changed from grass to gravel in yard with signed ok by all neighbors but had to make more unnecessary changes because if board disapproval.	5/21/2016 7:42 AM
257	Two years in court with corrupt board.	5/21/2016 7:25 AM
258	Fines and action to Foreclosure for planting flowers and refusing to meet to work out a solution. Deliberate action by Board to "rid the community of a trouble maker"	5/21/2016 7:24 AM
259	Unreasonable requests to repaint.	5/21/2016 7:16 AM
260	My HOA attempts every so often to throw rules at my when others in the community have the same thing. For example my HOA said I could not have a BBQ that could be seen over the wall line. I went driving through the community and found several others doing the same thing. When asked the complaint was dropped. Likewise the HOA continues to argue that oranges bring roof rats. Whenever they see an orange on the ground they think roof rats. When in reality the oranges and any other fruit are being picked at by bunnies, birds and other animals/insects. The hoa has no problem sending a letter of non compliance, but when questioned why they are not picking up the other fruit that falls on community property. The answer I get from the landscaping chair is either "Oh I pick it up the moment I see it" or "The landscapers will pick it up when they are here this week". My reply to the 2nd one is: Well it is Monday and the landscapers don't show up until Friday. So when will it be picked up? I get silence.	5/21/2016 7:04 AM
261	Board's failure to put contracts for management and landscape companies out for bid; unequal enforcement of CC&R's / rules & violations.	5/21/2016 6:14 AM

Survey on the HOA Industry (Homeowner Association Industry)

262	<p>Countless numbers, probably hundreds over the years. The most egregious, aggressive, malicious, horrible treatment of HOA homeowners by other owners, tenants within the community. Absolutely disgraceful and unthinkable to most. Then, the criminality and unbelievable on goings on HOA boards. The extortion, targeting, farming, combing, selectively discriminating and slapping innocent HOA homeowners and other COA, or HOA board members who uncover it. Fraudulent fines, liens, assessments, and fraudulent collection costs an alleged legal fee scams for property thefts via fraudulent foreclosures. Fraudulent foreclosures via mail fraud, wire fraud, death threats and more. On going property damages to their targeted victims, fraudulent and secretive foreclosures for the "cost of the foreclosure" involving HOA attorneys, other attorneys, judges, or former judges, other HOA homeowners (investors) within the community. Attorneys committing frauds upon the courts and forging judges signatures for fraudulent foreclosures, or the use of non judicial foreclosure to carry out these crimes and even in states that do not have non judicial foreclosure and, so much more. Terrorizing and threatening of women and children. Death threats for uncovering HOA board criminality. There is so,so, so much. The fraudulent foreclosures and legal and judicial involvement in these crimes is secretive and the press for the most part, refuses to report the truths. I could go on and on!</p>	5/21/2016 5:41 AM
263	No budgets and no accounting books are available.	5/21/2016 4:06 AM
264	I am a fairly new owner, but I do hear other owners who have been in our complex for much longer periods with all sorts of problems and complaints about how things are run.	5/21/2016 3:05 AM
265	Constant misapplication of payments.	5/21/2016 12:28 AM
266	Too many issues and people to list. But it's clear that HOA Reform is needed.	5/21/2016 12:27 AM
267	I have had many problems.	5/21/2016 12:26 AM

Exhibit A

HOA Industry Advisory
“Buying Into An HOA With Your Eyes Wide Open”

1. HOA Management Companies are NOT licensed and regulated in Arizona. There is no licensing entity to go to for help. There is no law requiring back ground checks on Board members.	2. The reserve study is the best indicator of the financial condition of the HOA. There is no law requiring HOAs to have a reserve study.
3. Have insurance to cover you if you are found to be responsible to pay the HOA insurance deductible. Have a yearly plumbing inspection as proof you have maintained your plumbing. Ask your insurance agent to ensure you have adequate insurance in your HOA.	4. There is no required disclosure for the HOA to disclose the insurance claims history including current claims, nor a disclosure similar to the Sellers Property Disclosure Statement that discloses major problems in the HOA (roofing, grading, termite and water damage etc). Research the condition of the community and finances.
5. Try to ensure anything that doesn't comply with the rules, architectural and landscape guidelines has HOA approval in writing. The HOA could require you to remedy an undisclosed violation <i>after</i> closing.	6. Review the rules to ensure that they will not interfere with your use and enjoyment of the property. Note that the Board has the power to change the rules.
7. Owning in an HOA could result in special assessments and monthly dues increases. Be involved to ensure proper management of your HOA.	8. You are advised to obtain and review past meeting minutes, newsletters, violation and collection policies. Review the Resale Demand Letter; there may be improvements required, violations, and costs that were not disclosed previously.
9. You have limited resources besides an attorney to help you with problems in your HOA. If you have a CCR issue, you may be able to file at the Department of Fire Building and Life Safety (note, this process is being transferred to the AZ Dept. of Real Estate per HB 2699).	10. If you become late in your monthly dues, the HOA attorney could tack on thousands in attorney fees. The HOA can garnish wages, report to the credit bureaus and foreclose on your home (see ARS 33-1807, ARS 33-1256).

Most owners have limited knowledge of their HOA. A buyer should exercise due diligence in obtaining more information from the HOA and/or HOA management company. Buyer is encouraged to obtain independent legal advice from an attorney.

THE UNDERSIGNED ACCEPT AND UNDERSTAND THE FOREGOING AND ACKNOWLEDGE RECEIPT OF A COPY OF THIS ADVISORY.

Buyer/Date

Buyer/Date