

Charlie's Corner

Amazing Technology You Won't Believe! Although it exists today, this technology is not readily available to the public. And, based on what we see, you probably couldn't afford it.

[See Video Here](#)

Charlie's Corner Amazing Technology



Some Brief Notes on Roof Maintenance

"Pay me now or pay me more later." I don't know who coined that phrase, but I've heard it repeated often. In my 30 years as a reserve professional, I have seen the truth of that phrase demonstrated time and time again.

In many condominium developments, a few components are so large and account for such a significant portion of the reserve budget, that any remaining components can seem insignificant.

[Read more](#)

Sponsors



**HOA Pulse has more full text cases than any other site
in the industry. New cases this week include:**

- [Prindable v. Association of Apartment Owners of 2987 Kalakaua](#)
- [Quail Hollow West OA v. Brownstone Quail Hollow, LLC](#)
- [Quincy Park Condominium Unit OA v. District of Columbia Board
Of Zoning Adjustment](#)

HOA Pulse
Published by H I Marketing, LLC
60 E. Rio Salado #900
Tempe Arizona
All rights reserved

[For Web Articles, Click Here](#)

Some Brief Notes on Roof Maintenance

By: Gary Porter, RS, PRA

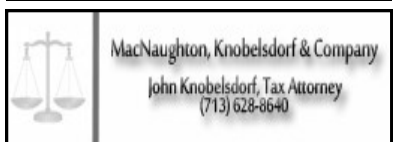
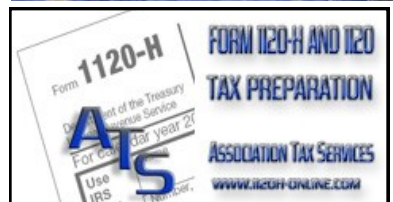
“Pay me now or pay me more later.” I don't know who coined that phrase, but I've heard it repeated often. In my 30 years as a reserve professional I have seen the truth of that phrase demonstrated time and time again.

In many condominium developments, a few components are so large and account for such a significant portion of the reserve budget, that any remaining components can seem insignificant. The big-ticket items that seem to be universal are roofing, painting, and paving. And, yes, I have seen many examples of associations where fencing, swimming pool, landscaping, clubhouses, and fitness equipment are also significant items. But, the big three - roofing, painting and paving - make up the largest portion of the reserve budget for the majority of condominium associations.

These three components also share one feature: water is their enemy. There is no place that is more true than on the roof. Many associations will “slap a roof up” knowing that they've got a 25 or 30 - year warranty on it, and never think about it again for 25 or 30 years. Bad move. The roof should be inspected annually for any indication that things are not going as planned. The type of inspection will vary depending upon the type of roofing material that you have and whether or not you have a flat roof or a pitched roof.

Assuming you have an asphalt composition shingle roof (probably the most common roofing material in the country), your inspection will start with looking for any loose, torn, or missing shingles.

[Read Full Article](#)



Articles on the Web

Article Title	Article Summary	State
The dogfight between South Florida pet owners, condo associations	Homeowners living in a beach condominium, that claims in the bylaws a pet free property, are upset that many residents are claiming their dogs are "emotional support animals" so they can have a pet.	Florida
Mold mess: Contaminated condo leads to long ordeal	Condominium owner is upset that after fourteen months the mold problem in her home has not been resolved.	Nevada
County may require cluster septic funds	A bill is being proposed to amend the code that would require all housing developments with cluster septic systems to pay into a replacement funds account.	Indiana
Legislation seeks to prune HOA powers	Two bills are presented that would limit Colorado HOAs from foreclosing on properties over delinquent fees and also to require managers to be credentialed.	Colorado
The Worst Volunteer Position in America	Author gives his opinion on the difficulty of being a volunteer on a board for a homeowners association.	National
Lake managers get new tool to combat algae	Algae blooms are taking over local lakes as managers fight to make the water healthy for summer.	Washington
Disruptive lobby renovation leaves unit owner fuming	A lobby renovation causes unit owners to question who gave authority to board to spend \$750,000 when it causes much inconvenience and unnecessary spending.	Illinois
Condo owners irked over proposed paid parking plan	Condominium owners are disappointed that the community government is again proposing paid parking on their streets. This would cause residents to have to pay to park when they were each allowed parking spaces in their covenants.	Maryland
State considers ombudsman for condo disputes	The State of Illinois has been presented with a bill that would create the Office of the Condominium Ombudsman. The bill provisions state the Office of the Ombudsman would offer various provisions to assist in the management of homeowner associations.	Illinois
Central Park Estates HOA accused of targeting children	An association in Las Vegas, Nevada, is being accused of discriminating against children. The U.S. Department of Housing and Urban Development are investigating the claim.	Nevada
Expert: Annual NW Valley weed battle hit by wind, budgets	Association budgets are cutting landscaping and maintenance from their budgets causing their lawns to suffer with overgrown weeds.	Arizona
Adequate reserves are only one of the requirements for condo associations under new lending guidelines	Due to a number of condo owners defaulting on their loans, banks are now requiring that associations have at least 10% in their reserve funds before lending to potential owners.	New Jersey
Rockaway Condo owners say board locked them out of their storm-ravaged homes	The owners of street level condominiums have been locked out of their homes by their board. The board claims they can not go into the homes while contractors remove mold and reconstruct. Condo Owners want access to their homes since they are still paying the mortgage on the homes.	New York
City proposes establishing Neighborhood Conservation Districts	The city of Topeka is being asked to form "Neighborhood Conservation Districts" to protect neighborhoods from developments that could lower their property values.	Kansas
Residents want state or county to take over Santa Teresa Country Club	One master association is being established to give residents power to convince the state or county to take over their local country club, which is in a state of deterioration.	Texas