

## Oil and Water Don't Mix Asphalt Paving and Storm Drain Maintenance By Michael Frank

A community's roads, parking lots, and driveways are one of their most expensive assets. Asphalt pavement has an anticipated life expectancy of 25 to 27 years. The actual duration of the pavement surface is directly related to how well it is designed (in terms of release of storm water and traffic load design), constructed (installed per design specifications), and maintained (ongoing maintenance). Assuming that the first two components were completed correctly, the ongoing maintenance will play an exclusive role in the overall life.

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## Preparing For IRS Audits Of An HOA By John Knobelsdorf

Most audits come through referrals or projects. The IRS does not conduct many random audits.

Referrals are reviewed by a group of managers, who decide whether an audit is appropriate. The IRS conducts additional research when it receives a referral before opening an audit and does not take referrals at face value.

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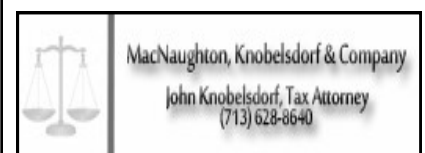
By Michael Frank

A community's roads, parking lots, and driveways are one of their most expensive assets. Asphalt pavement has an anticipated life expectancy of 25 to 27 years. The actual duration of the pavement surface is directly related to how well it is designed (in terms of release of storm water and traffic load design), constructed (installed per design specifications), and maintained (ongoing maintenance). Assuming that the first two components were completed correctly, the ongoing maintenance will play an exclusive role in the overall life.

When asphalt is initially installed it is full of oil and emulsion that provides "flexibility". The base that the asphalt is placed over is (by design) dry and dense. The purpose is for a "flexible" pavement to be supported by a compacted structural base at adequate depths relative to the amount of traffic and weight of traffic loads it will be experiencing.

Normal elements related to our climate and our daily lives strip the asphalt of this flexibility. More specifically, surface oils wash away with rain and nuisance water (landscape irrigation or other "man made" water events like washing cars or hosing off driveways) and evaporate with the sun's heat. Surface fines (sands) that are contained by the surface emulsions as a result of these conditions also release from the pavement; leaving behind a more coarse, brittle and uneven surface.

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The association manager and the HOA's representative are well advised to review the records in advance before the IRS auditor arrives. An experienced HOA representative is often valuable at this point. Hiring an independent HOA representative can provide an independent review before the audit starts. Knowing as much as possible about potential issues the IRS may raise helps to prepare for the arguments.

Additional information is provided by the IRS to explain their process at this web-address on the irs.gov website: <http://www.irs.gov/Charities-&-Non-Profits/Exempt-Organizations-Audit-Process>

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## Articles on the Web

Article Title	Article Summary	State
<a href="#">Boca Council to discuss new life for sagging industrial area</a>	An industrial area that used to be the home of IBM Corp, is being targeted as an area that Boca Raton is looking to improve upon by building housing. Nearby homeowners have raised concerns regarding the walking traffic.	Florida
<a href="#">Residents vs. Homeowners Association concerning safety</a>	A secure homeowners association is discussing the possibility of eliminating patrols by deputies because the service makes up 49% of their annual budget. The residents are concerned for their safety since the homeowners association sits in a crime area.	Texas
<a href="#">770 Sandy Street: Montgomery County Common Pleas Court judge hears arguments over common utility payments</a>	Legal arguments are being heard to determine whether the City of Norristown or the owners of a condominium building, that was once condemned, should pay for utilities, maintenance and trash collection.	Pennsylvania
<a href="#">'Reserve Transfers' are good things</a>	This article explains that reserves are important to include in your budget. It also explains that a reserve study, simply put, is a study of the property and components that the HOA is responsible, the replacement costs and how much money should be saved now for the repairs and maintenance in the future.	Nevada
<a href="#">Descendants, homeowners association in dispute over historic cemetery</a>	Families who desire to get to their family cemetery cannot get there to clean up the site because the property is now owned by a homeowners association that has installed a locked gate to keep vandals and trespassers out.	Tennessee
<a href="#">Steve Karcher: Homeowners Associations can be good or really, really bad</a>	Homeowners associations can be good or bad. This article informs you of how to work within the association to get the best out of your living situation.	California
<a href="#">Dallastown community to use dogs' DNA to track neighborhood poop</a>	The common areas in a Pennsylvania association will be cleaner now that they will be using science to track dogs whose owners don't clean up after them. The homeowners association will be using DNA samples to track resident offenders.	Pennsylvania
<a href="#">Rayconda homeowners, Fayetteville at odds over who'll pay for repairs to dam</a>	The state of North Carolina declared a dam in a state of deficiency and they want the homeowners and city of Fayetteville to work together to figure out a way to pay for and repair the dam.	North Carolina
<a href="#">Berlin might help fund community's flooding project</a>	An HOA in Maryland has been dealing with stormwater issues for years. Homeowners have requested that the town evenly divide the \$60,000 it will cost to repair that erosion problem.	Maryland
<a href="#">Gov. Scott signs bill to make foreclosures quicker</a>	The governor of Florida recently signed a bill making it quicker for banks to foreclose. This will allow homeowners associations and banks to have a quicker process when a home is in foreclosure and keeps the economy moving.	Florida
<a href="#">Rebuilding Windsor Green: Homeowners happy to see change</a>	Homeowners anxiously await the rebuild of 110 homes. After their loss, owners look forward to sprinkler systems and improvements.	South Carolina
<a href="#">Closure of The Lakes Golf Course causes HOA pond to go dry</a>	Homeowners have agreed not to continue to refill a lake since their golf course has been closed for business. Residents are struggling to save fish and turtles, that have called the lake their home, as it dries up.	Arizona
<a href="#">Oasis Condominium wins OK to build lagoon dock</a>	A zoning administrator claims a precedent has been set when the town council unanimously approved the construction of a 16-slip dock. The dock will be owned and maintained by the Oasis Condominium Association.	Florida
<a href="#">Bonita Springs wants bit of Estero again</a>	Community of Bonita Springs wants to try to annex Estero because it would give them a greater tax base. They will be holding a hearing to decide whether to call a special election.	Florida
<a href="#">Condo questions answered</a>	Questions involve future repairs and maintenance on a new condominium community. Also, the closing process when purchasing a condominium.	Ohio