

Ask the Members

By: Chuck Miller

Years ago I was invited by a fellow manager to attend his Association's annual meeting and act as inspector of elections. He promised it would not be much work, as his staff would handle all of the mechanics of the election process. I just needed to oversee the process itself. He told me that in his community of approximately 700 condominium units, the normal turnout for an annual meeting was fewer than 50 people.

As the time of the meeting approached, my friend informed me that there was an issue within the community that was likely to cause some discussion during the annual meeting, but it would not affect the election at all.

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I arrived at the annual meeting to find a crowd of nearly 300 people in attendance. The situation was beyond standing room only; the organizers couldn't even fit all the attendees within the clubhouse meeting room. I hadn't bothered to ask my friend what the issue was that he had mentioned, but seeing such a huge turnout immediately told me that it was a controversial issue. Non-controversial issues do not draw crowds of nearly half the Association. Since my friend, the manager of the Association, was busy with his board as they addressed logistical issues related to the unexpectedly large attendance, I did not have an opportunity to speak with him before the meeting commenced, and I was myself consumed by my duties as inspector of elections. I simply had to watch events unfold.

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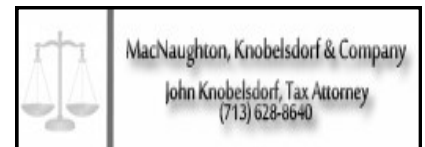
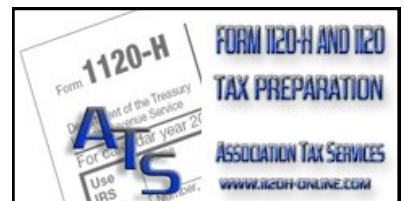
We do that for you, so you don't have to. We sift through hundreds of articles of possible interest to find those that are really on point and of interest. And, we eliminate the duplicates by selecting just one for linking on HOA Pulse.

New **articles** are posted daily, and there are more than one *thousand* in our archives. See today's new articles on the home page.

Our web articles are contained in a fully searchable database, so you can search by key word .

Most web articles are fairly brief, and work well for a quick read. If you're looking for a more in-depth analysis of a particular topic, then check out the HOA Pulse site exclusive articles that provide in-depth analysis of industry issues.

[Articles in this Newsletter](#)



Articles on the Web

Article Title	Article Summary	State
New Florida law aims to rein in power of HOAs	As of July 1, new legislation requires all homeowners associations to register with the state's Department of Business and Professional Regulation and to be monitored more closely.	Florida
Ch 2 investigation of HOA security guard traffic stops leads to state probe	Security guards are caught making traffic stops by Channel 2 Action News. Residents are angry because they don't feel it is right to have non-police officers pulling people over.	Georgia
Fore closure: homeowners call golf course 'a mess'	Residents of a golf and country club are upset because they feel the golf course is in disarray and unsafe and that their property values have suffered because of it.	Florida
Mesa HOA homeowners oust board amid allegations of misspending	A homeowners association succeeded in removing their three-person board. The recall election was called by the association because they felt the board was misspending association funds.	Arizona
Bill on elections, HOAs is targeted	Lawmakers feel Senate Bill 1454 violates the Constitution's single-subject rule by combining different topics in a bill. The bill tackles a number of changes to homeowners association procedures.	Arizona
5 Tips for mastering a homeowners association	When purchasing a home many homebuyers don't ask enough questions when buying into a homeowners association and find themselves shocked by the restrictions.	National
Homeowners in sinking California subdivision file claim, blame county water lines for damage	A leaking water system saturated a hillside in a community in California. It caused the ground to give way and the homes built on the hilltop to sink. Homeowners are seeking to recoup their losses.	California
Activists' suit challenges Ariz. Law as too broad	A lawsuit has been filed in Arizona accusing the Arizona Legislature of unconstitutionally inserting legislation on homeowners associations in an elections bill.	Arizona
Xeriscaping can no longer be prohibited by homeowners associations	Homeowners can now install drought-resistant landscaping or other native, water conserving lawns without being legally scrutinized by their homeowners association.	Texas
Condo group awarded \$5.05 million	A lawsuit filed against engineers over structural issues and non disclosure has lead to an award of \$5.05 million to the condominium association.	Pennsylvania
New law penalizes homeowners claiming extra breaks	After numerous calls and emails about people receiving improper exemptions, the Cook County Assessors office will be penalizing those who have taken exemptions for which they are not entitled.	Illinois
FishHawk bans woman in mermaid suit from pool	A mom who likes to wear a mermaid tail in the pool to entertain the kids, gets a lot of backlash from the homeowners association and the city for swimming in pools that don't allow fins, goggles or toys.	Florida
Complaints of unpaid wages persist at Carolina Trail golf courses	Golf courses are closing for not paying state taxes and for not paying employees and vendors.	North Carolina
Compromise sought in Brick Ridge dispute	Residents and developers of Brick Ridge Estates have been in disagreement over many issues especially whether the homes should be governed by an association.	Pennsylvania
Pit bulls kicked out of Wichita neighborhood	Association claims that vicious animals are not welcome in their neighborhood resulting in a letter to a family to get rid of their pit bulls.	Kansas