

Disaster Preparedness

By: HOA Pulse Staff

September is Preparedness Month. Preparing for a natural disaster is crucial to your recovery from the disaster, and sometimes to your survival.

Different parts of the country may have varying needs because of the types of natural disasters that tend to occur in certain areas. For instance, the East Coast and Gulf Coast areas contend with an annual hurricane season. Parts of the Midwest deal with an annual tornado season. While the West Coast doesn't tend to have an annual season, it suffers recurring wildfires, mudslides, and earthquakes. While the causes of damage may be different, there are a number of common elements that need to be considered.

One factor that is common to all types of disasters is that you will be on your own for some period of time, as Emergency Response Teams will be spread thin and may not get to you right away.

Associations must plan differently from individuals, as the Association is attempting to both help its residents and protect Association common area property. [See Association plan below.](#)

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

[Burt v. Irvine, Co—California](#)

[Marseilles Homeowners Condominium v. Broadmoor—Louisiana](#)

[Yang v. Sebastian Lakes Condominium Association, Inc.—Florida](#)

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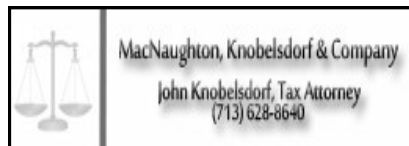
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Individuals are planning not only for the protection of their property, but also for the protection of individual family members. Consequently, planning for individuals takes place at a more granular level. Depending on where the individuals are located when disaster strikes, they must also plan for different locations:

- Home
- Work
- Vehicle

Pets in the home will require an extension of the individual plan to consider the specific needs of each type of pet. [See Pet considerations below.](#)

The **type** of event has significant impact on your planning. Earthquakes provide NO advance warning; they simply occur. You can react to this event, but can do little to mitigate as the event occurs. Tornadoes often give just a few minutes' advance warning - generally enough time to seek shelter, but not enough time to evacuate. Hurricanes, wildfires, and mudslides generally provide enough advance warning so that an evacuation can occur, if it is deemed necessary. [Read More](#)



Articles on the Web

Article Title	Article Summary	State
Redwood City condo community divided over plan to ax 32 redwood trees	Residents of a condo development are planning to fight their homeowners association and their plan to remove 32 redwood trees.	California
Strasburg residents hold developers accountable at public meeting	Residents presented concerns to their town council and developers regarding their custom homes. It appears the residents are wanting the city to not approve a letter of credit to the builder until the plan is written as originally presented.	Pennsylvania
Homeless camp near neighborhood leaves mess for property owner	The City of Olympia claimed that an area outside a homeowners association is a abandoned garbage-strewn homeless encampment. They claim the association is responsible for the clean up which angers the residents who did not even know the encampment was there.	Washington
Condo Renovations	In Virginia, the sales of condominiums has grown and with the increase comes the desire to renovate.	Virginia
Neighborhood association files suit against homeowners over lax landscaping	A homeowner's association is filling suit against homeowners who fail to maintain their landscaping according to the neighborhood standards.	Louisiana
HOA, Celina homeowner battle over fines for roof color	A couple, whose roof was destroyed in a storm, are looking to replace it. They went through the process required by the architectural committee, hired a contractor and began work. The association management was concerned about the color being too brown and started fining the couple.	Texas
Condo's leaky parkade spurs lawsuit	Residents of a luxury condo, built four years ago, are going to court because they feel the builder built a defective condominium building. Also, with the cost of repair estimated at \$1.2 million, they have not been in existence long enough to build up the funds to afford to repair it themselves.	Canada
Can I be forced to join a homeowner's association?	This article communicates the rules behind joining a homeowners association. One point is that if a homeowner purchased a home prior to an association being formed they cannot force you to join.	National
No relief for San Marcos mobile home community after gas is shut off for repairs	Residents of a mobile home park in Southern California has had their gas shut off due to numerous gas leaks. The association was to have the repairs done days ago, but they have no communication with the board or repair crew and they want answers.	California
Condominium garage units damaged after Rockford man unintentionally reverses car	A young male accidently backed into his car into condominium garage units, weakening the structural integrity of the garages.	Michigan