

ARE YOU ONE OF “THOSE” OWNERS?

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The board “appears” to be making stupid decisions and spending money that they shouldn’t be spending. Please remember what state you live in, Nevada.

Because the State of Nevada and our politicians think of association’s as “Quasi-Governments”, associations in Nevada have all kinds of requirements that other corporations do not. For example, the budget must be ratified by the owners. If a majority of the owners do not “show up” at a meeting to vote it down, it is ratified and the board must follow this budget. Who would possibly think of having the right to vote on the decisions made by the Board of Directors of companies like IBM, Apple, Hewlett Packard and/or others where you might own stock in? It would cause major financial problems with their ability to make a profit and move forward competing in this business world.

Have you considered the fact that your community is competing for new owners who may be looking to buy a home in your community? Curb appeal and a positive attitude of the owners makes a big difference when someone is looking for a home. Consider the fact that if I am buying a home, I may stop to talk with the neighboring owners so see if they like living in the community. If all comments are negative, I may move on towards searching for my new home. There are communities, because the negative word gets around, that I would NEVER consider even going to visit let alone buying a home in.

Since 1997, buyers have had to sign a statement stating that they have received notice of NRS 116.41095. This section of the statute is pretty clear on the fact that you are purchasing into a community where you could lose your home if you don’t pay your assessments and which will be governed by your neighbors and some of your rights as an owner may be taken away from you as declared in the documents. Do you remember receiving it? **When a broker brought it to my attention that some real estate schools taught real estate agents how to hide this disclosure, I was furious. He wouldn’t tell me which school, unfortunately.**

Nevada Board of Directors have so many restrictions placed on them by our legislators and our Common Interest Communities and Condo Hotels Commission that it is hard for managers, at times, to get homeowners to even serve on the board.

If you continually cause issues for your board (or manager) and yet don’t step up to serve on the board or a committee, you could be part of a serious problem, which doesn’t allow your community to move forward to work toward increasing property values vs. just putting out your fires. Why not be part of the solution, go to classes, learn about the industry and try to help vs. hindering everything they do and being a problem.

Are there occasionally members of boards who are out of control? Yes! They are a very small minority, however, and when they are it is normally because they have never taken any classes in this area even though required by NAC 116.405.

Our industry loses so many wonderful individuals as community managers and as board members because of abuse by homeowners who just don’t “get it”. It is really sad as the learning curve is somewhat lengthy for managers to understand your community and for board members to fully learn their job. Often times these “lost” managers and board members have a great amount of history of issues and services for the community. To lose that history because of out of control owners is unfortunate.

One very smart manager, who had previously been a director on her board before becoming a manager, convinced the board to have pre-board training for those candidates running for the board so that those people with personal agendas would understand that they were against the law as well as revenge, etc. Of the 10 people running and after the training, only 5 or 6 decided to run since their personal agendas wouldn’t be legal.

Education is a good thing. Having owner education, committee education and director education will help to keep your community out of trouble with the state and help to increase property values.

Please think about your issues and see if you are part of the corporation's problem and ask how you can help to improve property values, which is in the best interest of everyone, including yourself.