



Strategic HOA

Caring community management

Years ago, I bought my first home in a community with a Home Owners Association. Within a month, I became very frustrated ... lights were burned out, common areas were a mess, landscaping was dying. It was clear that the manager didn't have a handle on facility maintenance and on scheduling items to be repaired in a timely fashion.

Well that frustration is felt by a lot of homeowners in associations. To prevent this in our associations, maintaining the common areas is one of our Three Pillars of management. We assure that the facilities are taken care of properly, and our

Facility Defense Checklist

Is Common Areas Destroying Your Home's Value?

By Ian Marksbury
President, Strategic HOA

process begins with an annual maintenance schedule.

Whenever we gain the opportunity to work with an association, we put together a Facility Defense Checklist specific to that asset. The Checklist could include items such as elevator maintenance, fire suppression inspections, gate maintenance ... those types of large-scale things that have to be done on a regular basis. The Checklist is then submitted to the board for their input.

To give you an example, one of the properties we took over a year and a half ago had what's called a universal power supply system to handle the sump pump for potential flooding. It was hidden in a closet and we weren't aware of the system initially, so it was added to our schedule. This is a dialogue that we have with Board members to be sure that everything's taken care of properly.

Our job is to guide the association to appropriate maintenance of these items and then to execute on the plan that the Board authorizes. How comfortable would you feel if you went into your doctor's office and he didn't have any information about you and if he didn't have any idea who he was going to see on a given day? Or if your CPA didn't understand tax deadlines? Those are examples of necessary items for a professional to know, and a manager is no different!

Your manager needs to know what he or she is going to be doing in the coming months, in addition to items found during the bi-weekly inspections. If during one of our two inspections each month we see that lights are burned out, we're going to take care of that right away. If we see that landscaping is dying, we're going to call our landscaper to make sure that they resolve the issues. We are going to check any gates to make sure they're operating properly. These types of items are in addition to the scheduled maintenance. The Checklist will evolve and grow over time, and it's something which **Strategic HOA** managers will use to be sure that your property remains beautiful, and that the values continue to climb.

So if your manager has an annual maintenance schedule that you reviewed as a Board Director, if they have a Facility Defense Checklist to be sure that things are handled when issues arise, then your manager may be on the right path. As a Board member, make sure that the person guiding your HOA really has all of the tools necessary to be effective.

At Strategic HOA we have these tools we would really like the opportunity to show you what we can do for your community and how we can help your community become even better! Please reach out to me personally. I'm the President of the company and I'd really enjoyed the opportunity to speak with you about the services that we can provide.

(800) 211-0574

www.StrategicHOA.com

With Strategic HOA you can rest easy knowing that your common areas are taken care of.