

Why do we have a Homeowners Association (HOA)?

Our HOA can be one of our best tools to protect the value of our homes and the quality of our neighborhood. In addition to maintaining our community areas and landscaping, the HOA is responsible for enforcing the community's bylaws and covenants that outline what we as homeowners may and may not do on and to our property.

People have differing views of what is attractive and, without certain restrictions, there is a good chance of the neighborhood looking dramatically different over time. The neighborhood you moved into years or even months ago may not be the same place today unless we maintain the minimum standards.

Covenants (Conditions and Restrictions)

The covenants protect the value of the community assets - the most important of these assets being our homes. These covenants are the minimum standards that members of our community must follow. They provide a set of guidelines for building, maintaining, and using the homes in our neighborhood. The restrictions control how homes look and what alterations can be made within the subdivision. They are what prevents a neighbor from putting a car on blocks in the front yard, from painting the shutters pink and the front door yellow, or having a lawn with waist-high weeds.

Enforcement

One of the most important functions of an association is covenant enforcement. This is usually the primary area of questions for homeowners new to an HOA. Enforcing the rules is what maintains our neighborhood's curb appeal and enhances our property values. If violations are not corrected, there can be very negative results over time. Estimates are that property values in a subdivision with an inactive association can fall as much as twenty percent due to failure to enforce restrictions.

Get Involved!

This is YOUR association. As homeowners, we control the community. We agree on rules, from architectural guideline, to fences and sheds, to colors and conditions. It's the most basic form of democracy - homeowners representing our own best interest.

Not all people are cut out to live in communities with associations, but the majority of those living in communities with HOAs recognize the benefits and welcome the HOA.