

Washington State Chapter **COMMUNITY ASSOCIATIONS INSTITUTE**

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Advanced Strategies of Rules Enforcement: Beyond the Basics

Washington CAI MOMs Luncheon
February 20, 2014

Presented by:

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Dear Homeowners Association,
Thanks for the letter informing my bushes need to be trimmed.



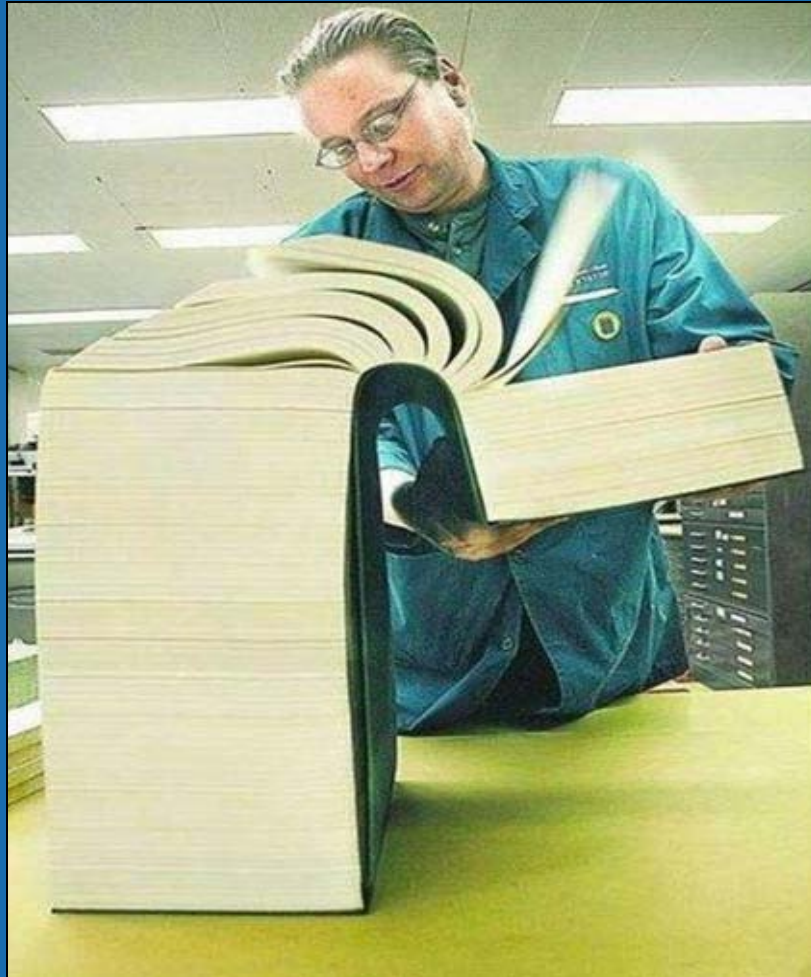
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Overview

- CC&Rs vs. Rules & Regs
- Enforcement vs. Collections Policy
- Due Process – legal primer
- Due Process – in action
- Controversy
- Nuts and Bolts
- Open Forum

CC&Rs vs. Rules & Regs

- Authority
- Process
- Amendment



Enforcement vs. Collections Policies

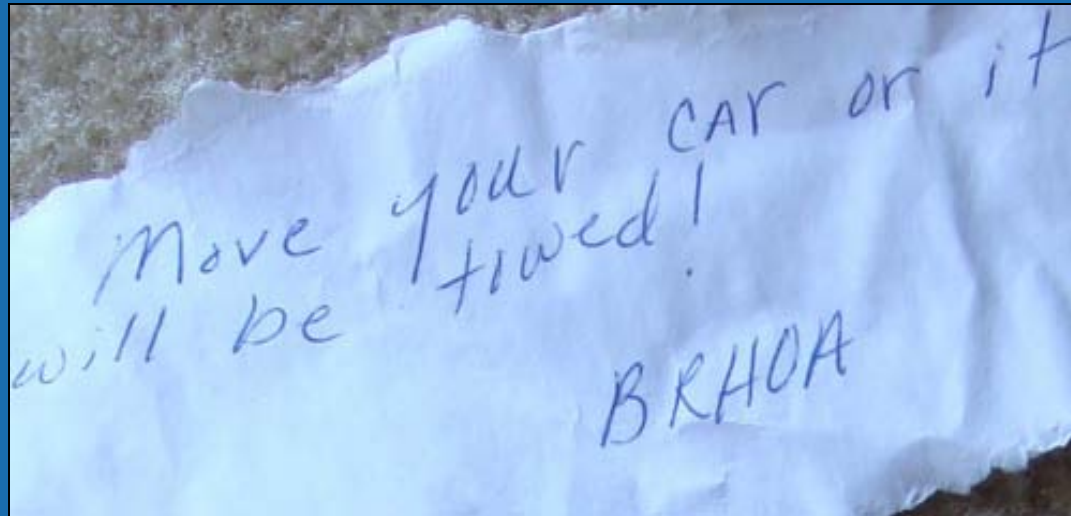
- Enforcement Policy
 - Due Process
 - Fines Schedule
- Collections Policy
- Purpose of Fines/Assessments?

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Due Process – From the Lawyer

- Habeas corpus – not!
- Not a court or tribunal
- Impacts residence and \$\$



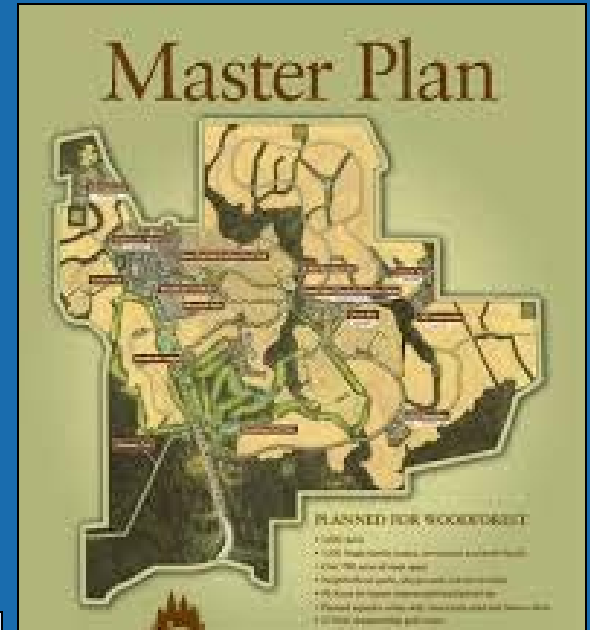
Due Process – In Action

- Good rules / restrictions
- Good enforcement
- Good fines/assessments
- Good exceptions
- Good hearings
- Good resolutions



Types of Communities

- Mixed Use
- Master Planned
- Traditional Condominium
- Traditional PUD/HOA



How to Handle Controversy

- Boards
- Homeowners
- Renters
- Family Members
- Attorneys



Owner vs Owner

- Does the HOA need to get involved
- Use Government agencies
 - Pets
 - Occupancy
 - Parking / Speeding



Best Practices

- Inspect smart
- Know you customer
 - Cultural diversity
- New owner orientation
- Bartender, hairdresser & CM
 - Find commonality
- Celebrate your victories
 - Metrics / Historical data



Real Life Examples

- Service / Support Animals
- Drugs / Criminal Conduct
- Commercial vs Residential
 - Veto power



Now, From the Audience...



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Questions?

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CAI and the Washington State Chapter of CAI

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