

Washington State Chapter **COMMUNITY ASSOCIATIONS INSTITUTE**

*The professional organization providing
education, resources, and advocacy
for community association living.*



community
ASSOCIATIONS INSTITUTE

Presenters

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40 years of Community Associations

- Historical overview of Community Associations and their expansive growth in the last four decades

The Industry: 1970-2010

Year	Communities	Housing Units	Residents
1970	10,000	701,000	2.1 million
1980	36,000	3.6 million	9.6 million
1990	130,000	11.6 million	29.6 million
2000	222,500	17.8 million	45.2 million
2010	309,600	24.8 million	62.0 million

The Industry: 2012

- Over 323,600 associations
- 25+ million housing units
- 63+ million residents
- 2+ million association board members
- Tens of thousands of managers
- Thousands of businesses
- \$75+ billion in annual expenditures

Evolution of HOA's – Future Challenges

- Growing Number of Active Adults - 60+
- Multicultural Sensitivity
- Global Expansion of HOA Market
- Evolving Legislation

Evolution of HOA's – Future Challenges

- Community Associations are the fastest growing segment of housing in the U.S. The industry must embrace and be adaptable to change.

Professional Management Firms

- Why is professional management needed?
- Growth over the past 40 years
- Changes to Professional Management Firms
 - Professional Designations

Community Association Legislation

- National trends
- Washington State Legislature
 - Current laws pertaining to Community Associations
 - 2013 Legislative session
 - Gearing up for the 2014 legislative session
 - UCIOA impact

Key Legislative Issues

- Declarant Control
- Assessments and Collections
 - When an association can or must assess fewer than all the units.
 - Association rights to collect when an owner fails to pay assessments or a unit is foreclosed.
- Governance
 - Commercial and Residential Issues
 - Consolidated Ownership Issues

Industry Economics

- Financial Crisis of 2008
 - Impact on the Community Association Industry as a whole
 - Impact on Community Associations
 - Common Trends: collections, foreclosures in communities, home values, etc.

Industry Economics

- Recovery and Economic Turnaround
 - Economic trends in the industry as a whole
i.e.: Home values, building permits, employment
 - Economic trends in WA State
 - Current state of collections and foreclosures
 - Freeing up of \$\$ results in long-needed repairs and capital improvements

Changes in Business Models for PMCs

- Construction management
- Maintenance/repair divisions
- 24-hour repair division
- Dispute resolution
- Reserve study
- Funding, risk management, consulting, etc.

Human Approach to Community Association Management

- Changes to association management company organizations
- Professional growth and development of association managers
 - Role of CEO/Owner/Organizational Leader in professional development
 - Setting managers and communities up for success

Human Approach to Community Association Management

- Professionalism and ethics of managers and management firms
 - Minimal investment for maximum professional growth

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