



<https://us02web.zoom.us/j/87243000205?pwd=eVVDZExUYmxWR0JiR29VaUdBk0UT09>
The Summer Social

Addressing Summertime Issues & Improving Member Participation

May 6, 2021

You are currently muted but will have an opportunity to ask questions at the conclusion of the presentation.

Thank you for attending. The seminar will begin shortly.

SO THE HOA PROHIBITS AIR CONDITIONERS
BECAUSE THEY DON'T LOOK GOOD?



1. Summertime Operations
2. The Summertime “Blues”
3. Summertime Engagement



Busy as a Bee

- Summer is a Busy (and expensive) Season
 - Pools
 - When was the last time you bid your pool management contract?
 - Ensure pool management contracts are protective
 - Ensure you are not underinsured
 - Do you require waivers? You should.
 - Landscaping
 - When was the last time you bid your mowing/landscaping contract?
 - Are you getting the right level of services?



The Summertime Blues

- Common issues:
 - Pools
 - Inflatable or splash pools
 - Above-ground
 - In-ground???
 - Play equipment
 - Swingsets
 - Castles
 - Sandboxes
 - Sports equipment (soccer goals, batting cage, basketball goal)



The Summertime Blues

- Common Issues:
 - Noise
 - Parties
 - Music
 - Fireworks
 - Vehicle repair
 - ATVs
 - Parking
 - Trailers, boats, RVs, etc.
 - Other
 - Fire pits
 - Late nights



What to do?

- *WWGDD? (What Would Governing Documents Do?)*
 - Restrictive covenants, Bylaws, Rules and Regulations, and Policies
 - Enforcement
 - Notice – Fines – Lawsuit – Other?
 - Avoid “extra-judicial” remedies, no matter how frustrating the violation is
- **Proactive > Reactive**
 - Let members know what is/isn’t allowed *in advance*
 - Website
 - Mailing/Newsletter
 - Social media
 - Board meetings



What to do?

- Summer is a good time to catch your neighbors outside—don't be afraid to talk to them like (friendly) adults!
 - Face-to-face communication can be a good, low cost/effort method to improve compliance
- Catch violations early and don't delay action
 - The longer a violation goes without correction:
 - The harder it is to get corrected; and
 - The more likely it is that the violating owner does *other* violative acts.
- Make sure you document issues
- Know your limitations
 - Not everything is an “HOA issue”: don't get drawn into neighbor disputes
 - Few governing documents address fireworks, but they can be a problem during the summer. What can you do?

What are some issues that face your association every summer?

LEGAL UPDATE

- The Fayette County Circuit Court recently ruled that an Association cannot enforce fines for a violation without a written fine and enforcement policy.
- Action Item
 - **If you do not have one – ADOPT A FINE AND ENFORCEMENT POLICY**



Member Participation

- Don't worry: it's not just your association.


8 Tips To Improve Attendance At HOA Annual Meetings

RESIDENTIAL REAL ESTATE


How To Increase Homeowner Participation In Your Community

Six Tips to Increase Homeowner Attendance at HOA Meetings

Top Ten Ways to Encourage Homeowner Engagement in Your Community Association



**The Impossible Task
Improving HOA Meeting Attendance**



Know Thyself

- *WHAT KIND* of association are you?
 - Voluntary neighborhood associations are very different from condominiums and require different levels of engagement to function, much less thrive
 - What is your quorum?
- *WHY* don't you have better participation?
 - Date, time, or place of meeting is inconvenient
 - No member "buy-in"
 - Cultural inactivity
- Are there *BARRIERS* to improvement?
 - Outdated contact information
 - No "gathering space"
 - Inflexibility



Best Practices & Tips

- Choose the right date, time, and place
 - Advertise it in advance using multiple methods—newsletter, mailing, website, email, signs, etc.
 - Include an END-TIME on the meeting notice!
- Communicate frequently
- Make participation easy—social media, Zoom, etc.
 - Don't squander effort: *create* a role for “helpers” if necessary
- Streamline and shorten meetings
 - Make a good agenda and use it
- Form or utilize committees to turn members into participants and then into future directors/officers
 - Giving members a role shows transparency and increases trust
- Survey your members: what do they *want* or *need* from HOA?
 - You can do this for FREE using technology

Best Practices & Tips

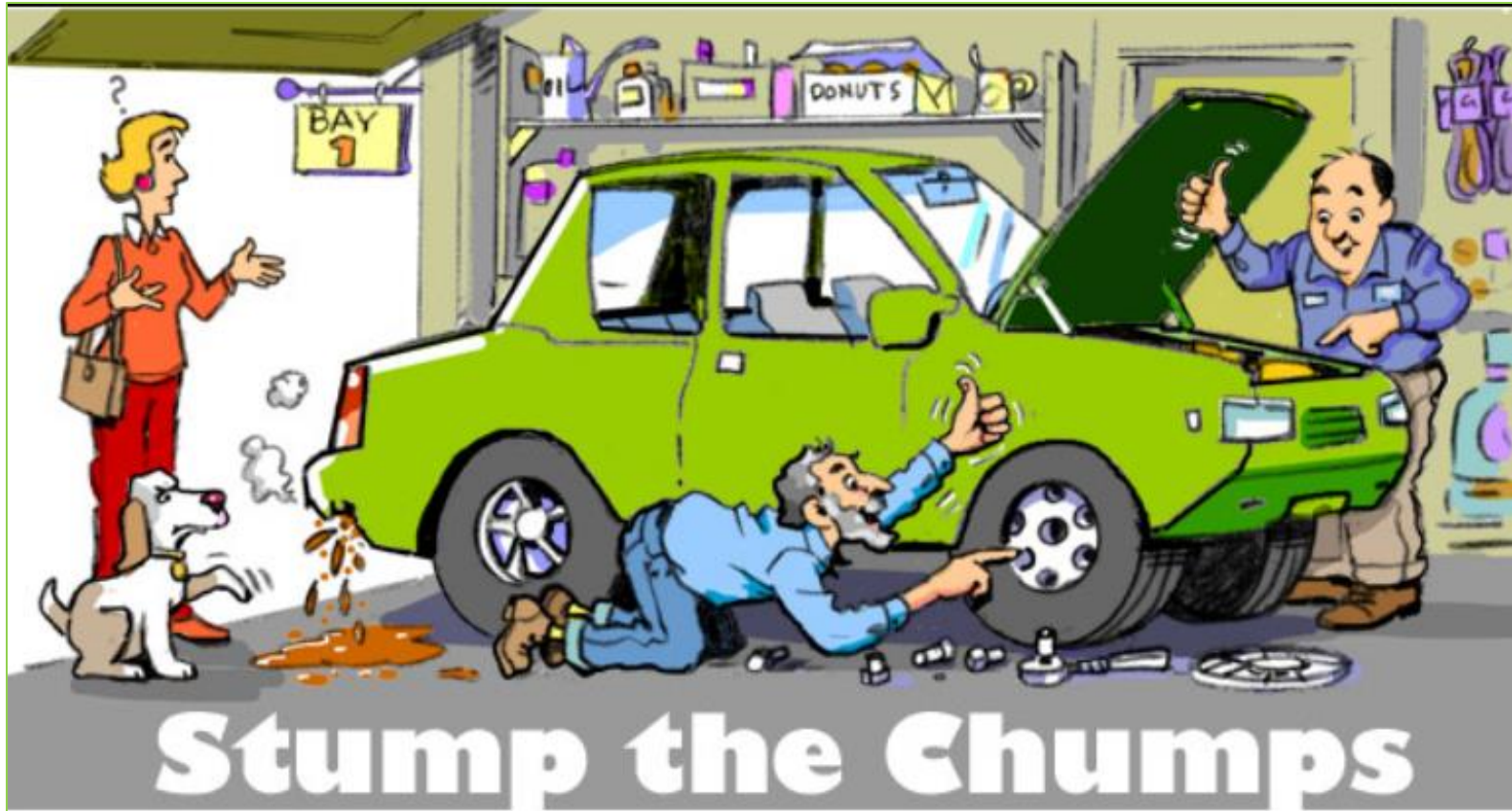
- Increase opportunities for social engagement
 - Barbeques
 - No booze! No mechanical bulls, bounce castles, or slides (without liability waivers)!
 - Parades, contests, raffles, carnivals, trick-or-treating, caroling, etc.
 - Ice cream trucks or food trucks
 - Movie night (greenspace or clubhouse)
 - Garage Sales
 - Neighborhood Cleanup/Landscaping

Best Practices & Tips

- *Combine a Meeting with a Social Event*
 - Schedule meeting to end when a UK game starts, then put it on the big screen or a projector
 - The Everlasting Appeal of the Ice Cream Social
 - (Pizza works too)
 - Make meetings events that kids can come to without dying of boredom
- *The more you can do to make participation FUN or FULFILLING or otherwise WORTHWHILE, the better your participation will be*
 - Remember: this doesn't have to be boring just because there's work to be done



Q & A



Next Session:
JUNE 3

Same Zoom Time
Same Zoom Channel

