

# Top-Tier HOA Management Firm best for HVLA -- Top 5 Reasons

## 1. Access to more resources:

- a. Gives you a “support team.” More personnel with varied expertise.
- b. Specialized accounting systems.
- c. On-call 24/7 for any emergencies.
- d. Handle contract negotiations with vendors.
- e. Large pool of service providers.
- f. Alternate people available to cover absences.
- g. Depth of personnel to prevent disruption of service.
- h. On-site training, education and replacement personnel.
- i. Centralized bookkeeping; better check/balance system.
- j. Cost savings in selection of subcontractors. More likely to be proven subcontractors.

## 2. Access to more expertise:

- a. More experience handling diverse situations.
- b. Board receives professional guidance.
- c. Knowledgeable regarding legislation and HOA laws.
- d. Diverse professionals on staff.
- e. Economies of scale.
- f. Expertise Board members probably don't have.
- g. Tested operational systems; proven procedures already in place.
- h. Better qualified to hire, evaluate and terminate employees.

## 3. Creates more stability:

- a. Board membership changes; may have their own approaches.
- b. Management company can provide consistency.
- c. They know how things were done in the past and can help improve efficiency.
- d. Operations continue running smoothly with fewer disruptions.
- e. Homeowners are reassured dues payments are being handled correctly.
- f. Ensures HOA rules, regulations and policies are clearly defined and communicated to members.
- g. Enforces rules and policies consistently. Makes sure there's no perception of unfair treatment or favoritism.
- h. More likely to open the lines of communication among members.
- i. More neutral/impartial in implementing and enforcing policy and CC&R's
- j. Relieves, insulates Board from homeowner interference or reproach.

## 4. Lightens workload:

- a. Reduces Board workload stress.
- b. Board not left on-their-own to handle whatever arises.
- c. Records centrally located.
- d. Preventative maintenance schedules done automatically.

- e. Vendors more inclined to work with professionally managed HOA: chances are high the community will be run well and fairly.
  - f. Relieve Board of task of service contractor selection and supervision.
  - g. More likely to get better cooperation and prices from contractors.
  - h. Association avoids expenditures for electronic software, hardware, etc.
  - i. Board relieved of hiring and firing decisions.
- 5. Better Fits Needs of Large HOA, like HVLA:**
- a. Larger associations need more diverse services, more sophisticated management systems and higher-level skills.
  - b. Complex communities need more sophisticated care and attention, and more sophisticated, experienced management personnel.
  - c. With numerous, varied and complexity association services/amenities, the administrative burden is greater.

Although this may appear to be targeted at specific at current/past HVLA issues, it is NOT. All “rationale” items were taken directly from online articles done by both professionals and scholars (more unbiased) in the HOA field.