REAL ESTATE EDUCATION SERIES

RE/MAX Properties

HOA Pros and Cons

Understand the benefits, costs, and rules before buying

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A homeowners association (HOA) manages shared property and enforces community rules under its governing documents. Benefits and obligations vary by community. Consider how the costs, services, and restrictions fit your budget and lifestyle.

POTENTIAL BENEFITS

Upkeep and a consistent appearance

Maintenance standards and architectural guidelines can help keep homes and shared spaces attractive.

Shared amenities and services

Some HOAs provide pools, parks, clubhouses, landscaping, or snow removal. Confirm what dues actually cover.

Community and dispute procedures

Events can connect neighbors. Written procedures may help address complaints, although outcomes vary.

Support for market appeal

Well-maintained surroundings may appeal to buyers. An HOA does not guarantee higher property values.

POTENTIAL DRAWBACKS

Dues and special assessments

Regular fees add to ownership costs and may increase. Major repairs or funding gaps can lead to extra assessments.

Limits on personal choices

Rules may affect exterior changes, landscaping, pets, parking, rentals, or use of the property. Approval may be required.

Disagreements and enforcement

Rules or their application may conflict with your preferences. Review enforcement procedures and possible penalties.

Management and financial concerns

Poor communication, weak reserves, deferred maintenance, or inconsistent decisions can create costs and frustration.

BEFORE YOU BUY: REVIEW THE DETAILS

Rules: Read the declaration, bylaws, rules, and architectural approval requirements.
Money: Review dues, budgets, financial statements, reserves, reserve studies, and assessments.
Condition and coverage: Check maintenance responsibilities, planned repairs, and HOA insurance.
Operations: Read recent meeting minutes; ask about disputes, litigation, and management.
Timing: Review documents within your contract deadlines; seek legal advice for material concerns.

IS AN HOA THE RIGHT FIT FOR YOU?

Balance the services you will use against the total cost and restrictions. Ask Doug Petersen to help identify questions and coordinate document review before you commit.