

Take the Test!!!

At a minimum, all potential purchasers of units in common interest communities should be able to answer the following questions before they choose to buy a unit in a community association.

- How much are the assessments, and when are payments due?
- What do the assessments cover?
- What is not covered and, thus, what are your individual responsibilities as a homeowner?
- What procedures are in place to collect delinquent assessments?
- How often can assessments increase and by how much?
- What is the annual budget, which categories seem the highest and why?
- Does the community have a viable reserve to fund major, long-term maintenance and repairs?
- Have special assessments been levied by the association on homeowners? If so, for how much and for what purpose?
- Are there restrictions on renting property?
- Do the architectural guidelines suit your preferences?
- Is the community age-restricted? If so, what is the policy on underage residents?
- Are there simmering issues between homeowners and the elected board?
- What are the rules with respect to pets, flags, outside antennas, satellite dishes, clotheslines, fences, patios, parking and home businesses?
- Are board meetings open to all residents?
- Are you willing to participate in activities requiring community input, e.g. attending board meetings on a regular basis, joining a committee, etc.?