



# Colorado HOA Forum HOA Homeowner Advocates

Promoting Reform in HOA Governance

Colorado Rocky  
Mountain High



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May 2018

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Contact us at: [www.coloradohoaforum.com](http://www.coloradohoaforum.com) or email us at [coloradohoaforum@gmail.com](mailto:coloradohoaforum@gmail.com)

Join our effort by signing up on our web site. Our web site contains HOA articles, reference information, current events, and tools to help you [write your legislators](#)

Write the [Colorado Information Office and Resource Center](#) and legislator about your concerns with HOA governance and homeowner's rights. **THIS DOES HELP!!**

Request our [business cards](#) through our web site for distribution to your neighbors or at an HOA meeting. Ask your friends and neighbors to [join our movement](#). **it's free.**

Before you pursue any HOA complaint, read your HOA governing documents for "what is" as opposed to what you "want things to be".



### Brochures:

[HOA Maintenance Guide and Checklist](#)

[HOA Home Buyer's Guide and Checklist](#)

[All Brochures](#)

[Subscribe to Receive Newsletter](#)



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[HOA home owner dispute resolution process White Paper](#)

[HOA Transfer Fee White Paper: wake up to duplicate and triplicate fees](#)

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Our Most Important  
HOA Home Owner's Issues

[Home Owner vs HOA Dispute Resolution Process White Paper](#)

[Home Owner vs HOA Dispute Resolution: Cost and Implementation](#)

[HOA home owners triplicate billed with HOA home sale Transfer Fees](#)

HOA violating ADA or the Fair Housing Act? File a property manager complaint with DORA.

**IS YOUR PROPERTY MANAGER LICENSED?  
LOOK THEM UP, IF NOT FILE A COMPLAINT  
(must be licensed through June 2019)**

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## HOAs will be able to restrict vicious dogs: HB 18 1126 defeated

An amended version of House Bill 18-1126 ('HB 1126"), which would have stopped HOAs in Colorado from prohibiting dogs in the communities based solely on breed, weight or size, was killed in the Colorado House of Representatives on a 34 to 29 vote margin.

This Bill was invasive of HOA home owner's rights. Some attempted to make this an anti-dog Bill but nothing is further from the truth. [Our article addressing this limited, special interest, and nonsensical Bill.](#) The Bill



epitomized the contradiction between responsible pet ownership and HOA rights and so-called "dog lovers" that often impose their unreasonable demands on all to accept any dog, any place, anytime regardless of health and safety issues. Also note this bill attempted to link the shortage of and access to affordable housing to restrictions by HOAs on vicious dogs and believe it or not many legislators supported this ridiculous argument.

[Our review of this Bill](#)

Before you pursue any HOA complaint read your HOA governing documents for "what is" as opposed to what you "want things to be".



Your HOA violating ADA or the Fair Housing Act? [File a property manager complaint with DORA.](#) Need help, [contact us](#) [ADA page on our web site](#)

## Renting within an HOA: Tenant and HOA Protections Needed

If you are renting within a homeowners association (HOA) and making payments to the property owner things can go downhill quickly with no warning. Some HOA governing documents preclude rentals while others have very strict requirements on who can rent a home for how long and/or how HOA dues are to be kept current. As a renter you could unknowingly be violating HOA governance on rentals. [READ FULL ARTICLE](#)

## HOA Property Manager Licensing to End: A Return to Abusive Practices

Colorado legislators passed HB 13-1277 requiring those practicing HOA property management to be licensed.

Licensing involved passing a competency test and a criminal background check, educational requirements, acquiring liability insurance, compliance with ethical standards and rules of conduct. The law promoted competency, accountability and consumer protections recognized as needed by passage of this bill and a track record of abusive practices that inflicted costly losses on HOAs and homeowners. [READ FULL ARTICLE](#)

## Worth Repeating

[Is your HOA Registered?](#)

[Property Manager Licensing FAQ's](#)

[Out of Court Binding Dispute Resolution \(not Mediation\) : Good Enough for Property Managers but Not Home Owners?](#)

[Community Association Institute \(CAI\): who do they really represent?](#)

[HOA Transfer Fees: what they are/aren't, suggestions for accountability](#)

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## HOAs Across the USA\*\*\*

\*\*\*Note: these are stories and issues from many different states and do not necessarily apply to Colorado but do provide excellent case studies for pursuing your own issues

[Pot May Be Legal in Your State—but That Doesn't Mean You Can Smoke It in Your Home](#)

[Can the spouse of a board member serve on a committee?](#)

[New directors must complete an educational curriculum \(or some indication they read the by-laws\)](#)

[Association can amend declaration to shift maintenance responsibility](#)

[A rude awakening' for many Utahans as HOA fees rise \(double\).](#)

[HOA Restricts Dog Breeds \(and has the right to do it to enforce will of home owners\)](#)

[What are your rights if your home/living quarters is repossessed because your landlord hasn't paid their mortgage/HOA dues?](#)

[Who is responsible for condo damaged caused by golf balls?](#)

Before you pursue any HOA complaint read your HOA governing documents for "what is" as opposed to what you "want things to be".



Your HOA violating ADA or the Fair Housing Act? [File a property manager complaint with DORA.](#) Need help, [contact us](#)

## HOA Bill of Rights: more show than substance

The issue of legislators passing an HOA Home Owner's Bill of Rights continues to come up in our mail box. First, your rights as a home owner are already mostly defined in your HOA governing documents. These documents state the covenants, controls, and restrictions you agree to when moving into the HOA. The HOA's maintenance obligations are also in this document supplemented by other readily available HOA documents (or should be).

[Read FULL STORY](#)

## HOA Duplicate Billing Scheme Costs Home Owners

Our organization has identified significant instances in which HOA Property Management Companies (aka Community Association Managers (CAMs)) have doubled billed HOA home owners. The most common duplicate billing concerns HOA home sale Transfer Fees whereby the CAM charges home owners on average \$350 upon the sale of their home for "supposed" services rendered. The problem is, such services rendered have already been paid for with HOA home owner dues. [READ FULL STORY](#)

## Worth Repeating

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[Who or What is the Community Association Institute \(CAI\) and who do they represent?](#)

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## HOA Special Assessment: a \$22,500 surprise for one community

HOAs collect monthly dues to maintain the community. You know all about these dues prior to your moving into the community. You can expect over time the dues to increase with the cost of living and/or with added maintenance responsibilities in your community.

Now what would happen if you were assessed \$22,500 without any homeowner input or vote? And if you don't pay the assessment you will further be assessed interest, administrative, and collection fees. If you don't pay the assessment the HOA can foreclose on your home. All is legal and an HOA is empowered to make such an assessment. [READ FULL STORY](#)

## Understanding HOA Governance, Property Rights, State HOA Law

This is a comprehensive evaluation on expectations of living under HOA Governance:

If you don't live in a Homeowners Association (HOA) now you will most likely be living in one in the future. There are nearly 8,000 HOAs registered in Colorado with over sixty percent of the State's population living under HOA governance. [READ FULL STORY](#)



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