ASSESSMENTS: 33% of respondents say their association has increased assessments during the previous 4–5 years to pay for major repairs and replacements that would have been funded with sufficient reserves.

SPECIAL ASSESSMENTS: 20% of respondents say their association has used a special assessment during the past 4–5 years to fund major repairs and replacements.

Data based on responses from almost 400 community managers.

“It’s a lack of understanding as to what a reserve study is. The board simply doesn’t know that (reserves) are part of the financial obligation.”

“Our homeowners understand the risks of large repairs and prefer the steady building of reserves over the possibility of large special assessments. Part of that is due to our efforts to educate them.”

“Board members do not want to pay too much for roofs that will not be a direct benefit to them. Some do not comprehend the importance of adequate reserves despite attempts to educate.”

The Foundation for Community Association Research provides authoritative research and analysis on community association trends, issues and operations. Our mission is to inspire successful and sustainable communities.