

COMMUNITY ASSOCIATION LAWYER & COMMUNITY MANAGER PERSPECTIVE ON CURRENT ISSUES IMPACTING COMMUNITY ASSOCIATIONS

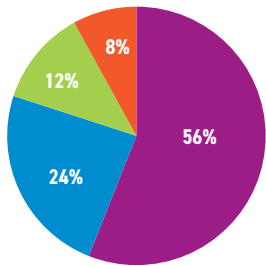
Snap Survey

401 Respondents

Respondents are from 36 States and District of Columbia
AZ, CA, CO, CT, DE, FL, GA, HI, ID, IL, IN, IA, KY, MD, MA, MI, MN, MO, NV, NH, NJ, NM, NY, NC, OH, OK, OR, PA, SC, TN, TX, UT, VT, VA, WA, DC, WI

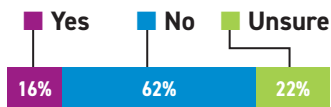
FEBRUARY 2025

What is your role in the community association industry?



- Community manager
- Management company executive
- Attorney
- Other

Are you in favor of paid board member positions in community associations?



On a scale of 1 to 5 with 1 being minimal and 5 being significant, how much have the following issues negatively impacted your community association clients?

Issue	1	2	3	4	5
Lack of sufficient reserve funds	21%	10%	22%	25%	21%
Increased requirements for building, balcony, and/or parking garage inspections and/or reporting	40%	17%	17%	16%	11%
Increase requirements for collection of unpaid assessments	34%	21%	21%	14%	10%
Increased number of accessory dwelling units (ADUs) in the community	70%	15%	11%	3%	1%
Limitations on board member authority to make decisions	45%	21%	18%	11%	5%
Increased need for owner approval of certain actions	38%	20%	22%	12%	8%
Increased insurance premiums	2%	3%	7%	17%	71%
Increased requirements for reserve studies	29%	17%	24%	16%	14%
Increased need for electric vehicle (EV) charging stations	40%	23%	21%	9%	6%
Increased requirements for sustainability efforts (e.g., water/energy conservation, solar, etc.)	41%	25%	20%	10%	5%
Increased number of lawsuits by owners challenging board decisions	35%	19%	17%	16%	12%

Are there other issues that you see impacting the viability of community associations in the future?
Common trends:

1. **Volunteer shortage:** Many people responded that there is difficulty in finding board members and volunteers for committees.
2. **Corporate Transparency Act (CTA):** Many people mentioned concerns about the CTA.
3. **Rising Costs:** Inflation concerns over increase in prices for insurance premiums, maintenance, and operational costs.
4. **Legal and regulatory:** Many complaints about restrictive legislation, and enforcement authorities, leading to challenges in implementation.
5. **Lack of education:** Many complaints about board members and managers lacking adequate training and education.

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