

What Homeowner Associations Are Responsible For

A Homeowner Association (HOA) manages a neighborhood or community of homes, townhouses, or condos. When you buy a home in an HOA community, you automatically become a member and pay dues, called HOA fees.

Here are the main responsibilities:

1. Maintain Common Areas

They take care of shared spaces like parks, playgrounds, pools, clubhouses, trails, and entrance signs to keep the neighborhood looking good.

2. Enforce Community Rules

HOAs have rules (covenants or bylaws) about things like lawn care, paint colors, parking, and noise. They make sure everyone follows these rules to keep up appearances and protect property values.

3. Manage Community Budget and Finances

They collect dues and use the money to pay for maintenance, repairs, landscaping, security, and insurance for common areas. They also save for big projects, like fixing roads or replacing shared roofs.

4. Organize Community Activities

Some HOAs plan events like holiday parties, movie nights, or neighborhood clean-ups to bring people together.

5. Resolve Disputes

They help settle disagreements between neighbors about rules, noise, or property issues before they become bigger problems.

In short: HOAs keep the community clean, safe, and attractive, and protect property values by managing shared responsibilities and making sure everyone follows the rules.