

About us: a PUD

Carnahan Crest is a Planned Unit Development ... a PUD.

PUDs are managed by a Home Owner's Association (HOA) which represents each owner in the complex. Membership in the HOA is defined in the CC&Rs and By Laws of the Association. What is the importance of the PUD and HOA?

Andrew Fortin, VP of Government & Public Affairs for Associa Corporation, answered "What If There Were No HOAs" in a 2011 article saying, "...common ownership communities provide the most effective form of local governance, protect property

values, and actually benefit all taxpayers."

"According to a study by the American Enterprise Institute (AEI), HOAs increase property values by at least 5 to 6%," Fortin emphasizes. "For the more than 25 million homes in community associations, worth an estimated \$4 trillion, that would be a loss (in property values) of roughly \$200 billion dollars."

Fortin also notes that, "each year more than 2 million residents volunteer their time to serve on their HOA Board of Directors. The value of this volunteer time is approximately \$850 million dollars per year.. More importantly, residents of HOAs assess themselves to pay for the cost of

services and amenities in their communities. The annual amount of these assessments is approximately \$40 billion dollars in expenses that would otherwise fall on state or local governments."

Fortin concludes that "Nearly 90% of community association residents feel that their Boards work to protect their interest and their property. Contrast that to the roughly 14% of Americans that have a positive view of Congress, he quips.

"But owning a home in an HOA community is different," emphasizes Rebecca Law, a nationally-recognized specialist in suburban real estate law. "When someone buys (in an HOA) their property is subject to the recorded Covenants, Conditions and Restrictions (CC&Rs) of the homeowners association. **An essential element of the HOA lifestyle is that individuals must sometimes subordinate their wishes to the community's best interests.**"

"This is the most overlooked and misunderstood aspect of living in an HOA community", Law notes. "The majority decides what is best for the association and those decisions are binding on everyone." But, "those with the power to **set** policies (the owners) can also **change** them .." through the established CC&Rs and By Laws.

Membership in the Carnahan Crest HOA is an interactive process. Each homeowner is asked to participate in the HOA, to respect the regulations and their neighbors, and, from time to time, to volunteer time and effort on behalf of the community.

