

# Washington State Chapter **COMMUNITY ASSOCIATIONS INSTITUTE**

*The professional organization providing  
education, resources, and advocacy  
for community association living.*



**community**  
ASSOCIATIONS INSTITUTE

# The 15-Minute Masters Program

South Sound Law Day  
March 19, 2011

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# Topics for Today's Program

- Fair Housing
- Rental Restrictions
- Conflict Resolution
- Special Assessments
- Collections

# Fair Housing

- Applicability of federal legislation upon COAs & HOAs:
  - Americans with Disability Act
  - Fair Housing Act
- Issues:
  - Parking, access, common area restrictions
- Reasonable accommodations
- Rental restrictions

# Rental Restrictions

- Rental cap/ceiling
  - %
  - Hardship
  - Grandfather
- Other restrictions
  - Tenant screening
  - Tenant/vehicle registration
  - Lease requirements
- Best practices for adoption of rental restrictions

# Conflict Resolution

- Formal methods
  - Facilitation
  - Mediation
  - Arbitration
  - Litigation
- HOA related conflicts
- Role of governing documents
- Best practices for resolving conflict in HOAs/COAs

# Special Assessments

- Why
- How
  - Governing documents
  - State statutes
- Potential pitfalls
- Best practices for adoption of special assessments
  - Assemble a team
  - Rely on professionals

# Collections

- What are assessments
- Formal collections policy
- What is the board attempting to accomplish?
- Means to collect:
  - Foreclosure
    - Own or rent
  - Personal money judgment
- Fair Debt Collections Practices Act
- Pitfalls and best practices for effective collections



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