

THE COMMUNITY BUILDER

Resolutions for a Better Community

Suggestions for creating a better community:

COMMUNICATION - What you do not communicate can cause problems. It puts a burden on you and the manager to constantly talk individually to owners who are upset or questioning what is being done in the community. A newsletter, either printed or posted electronically, containing proposed schedules of projects, community news, the opening of the pool, and other news-worthy items can answer questions before they become problems.

POST YOUR MEETINGS OR MEETING SCHEDULE - Even if you are not required to do so, giving the owners the opportunity to attend and observe the meetings can provide a sense of community. It can be a time to conduct association business openly and in the "sunshine". Provide an owner forum at the end of the meeting after adjournment to gain input and listen to owners' concerns.

PLAN MEETINGS - With so many communities electing new Board members with little or no experience, take the time to get together as a group. Review past Policies & Procedures that have been promulgated by past Boards and decide if that is still the policy you wish to follow. Take the new budget and make a rough schedule of when the community will do the projects that have been contemplated or schedule roughly when certain planned maintenance will be done. Set a list of goals. By doing this, everyone will have a good idea of what the Association will be doing throughout the year and when.

COMMUNITY SOCIAL EVENTS - If you don't have them, think about having them. It is a great opportunity to get your owners together as neighbors and not combatants or adversaries. Have a Spring Fling, an Easter Egg Roll, a Pool Opening Party... something to set the stage for a positive outcome.

EMERGENCY PREPARATION - Do you have an emergency plan to deal with a flood, or a hurricane or long term power outage? Is this plan on your website so everyone knows what to do and what should happen? Do you have a recovery

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plan? Now is the time to think about this and work on a solution before the problem happens.

I know I could go on and on, but I'm sure you have some terrific ideas of your own. Put them down on paper and share them. The result could only be a better, happier community.

