



West Valley View

The community newspaper of Avondale, Buckeye, Goodyear, Litchfield Park & Tolleson, AZ
Phone (623) 535-8439

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HOA classes offered at EMCC

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West Valley cities want to give a lesson or two to homeowner associations.

Avondale, Buckeye and Goodyear have partnered with Estrella Mountain Community College to offer a Southwest Valley HOA Academy.

The first course is Saturday at the college, which is at 3000 N. Dysart Road in Avondale.

Two tracks are offered between 9 a.m. and 3 p.m.

Track A deals with property management, budgets, finances, reserves, collections and insurance.

Track B provides information on CC&R (covenants, conditions and restrictions) enforcement strategies and architecture design committees, partnering with local municipalities, code compliance, crime prevention and neighborhood registration.

All subjects are taught by community professionals, said Lili Schuett, community services manager for Goodyear.

"What we're trying to do is bring information and education to the volunteers who are running all of the [HOA] boards to assist them in making good decisions," Schuett said.

HOAs are not governed by local law enforcement, which can be confusing to residents, Schuett said. Often a community's CC&Rs trump city code.

"They need to know the difference, how the municipal code and statutes and our regulations are different from theirs," she said. "Because, by the sheer fact that you have signed on, that you have said, 'I will abide by these rules and I have the choice of buying this house or not buying this house,' since you have agreed to do that, we won't get in the way."

Effective together

Avondale has offered courses on HOAs for its residents for several years, said Gina Montes, director of Avondale's Neighborhood and Family Services Department.

The partnership with Goodyear and Buckeye will reach a greater number of people and offer more opportunities for residents to learn, she said.

"We knew we could have more offerings if we partnered with Goodyear and Buckeye," Montes said. "Residents could participate together and learn from each other."

A second HOA course is scheduled from 9 a.m. to 3 p.m. March 28 at the college. It is not necessary for residents to have participated in Saturday's class to take this session.

Track A addresses further HOA legal issues, property management and landscape maintenance and water conservation.

Track B involves communicating with your neighborhood through newsletters, Web sites and telephone trees, and effective board management and recruitment.

"No one teaches you how to be a board member of an HOA, but then you find out all the residents depend on you to make good decisions," Schuett said. "We're trying to grab all of those folks and say, we can help you."

Registration is at 8:30 a.m. before each class or participants can sign up by calling EMCC at 623-935-8888. Each class is \$29 and includes lunch and materials.

Sara Drew can be reached by e-mail at sdrew@westvalleyview.com.

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