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Senator Michael Schneider
Clark County # 11
Las Vegas, Nev. 89103

Dear Senator Schneider,

I am writing to you out of serious concerns about homeowner associations (Common interest communities) and their abuse of power. I am aware that you have legislation drafted (BDR 10-29). I don't have the complete language that you are proposing, but I hope that the information I provide you can assist you with positive changes for homeowners.

I recently moved to Las Vegas from Virginia. While living there, I not only was a President of a homeowner's association for 14 years, I helped in the drafting of legislation that helped protect homeowner's from abuses by HOA Boards. This was done in conjunction with a legislator who is still in office, if you wish to verify my comments. (His name is Delegate Ken Plum from Reston, Va.) I was also the President of the Federation of Citizens' Associations that represented over 100,000 households in HOA's. (The 3rd female president in the 52 years of the organization's existence)).

When I moved into our home in Desert Shores, I wanted to help the community as I have always done. I volunteered to run for the Board of Directors and won that seat in December of 2001. (In over 1200 homes only 3 people volunteered to run). I took office in January of 2002. I should note that the first meeting was called and held by the old Board 20 minutes prior to my arrival. By the time I arrived at the time I was told, they had already transacted elections of officers. In addition, what I found was a closely held organization that abused homeowners based on personal vendettas and the ability to intimidate residents with financial threats. This 5 member board employed a management company that ran the day-to-day operations, but also could care less about the fair treatment of residents. Their main concern was getting their management fee. For many months I tried to introduce policies that would even the playing field, but was always outvoted 3 to 1... the other Board member rarely showed up. I spent many hours studying the Covenants and found that the Board only exercised those provisions they wanted to, and treated some residents better than others based on personal friendships. If a homeowner corrected a violation and asked for the fines to be waived nicely, the Board always waived them. If a homeowner wrote in an angry way, their fines were never waived. After about 4 months of being treated disrespectfully, not being told of meetings of the Board and a general disregard of fairness, I resigned knowing that I was not able to make a difference.

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HOA/ Senator Schneider

You may ask, what prompted me to write to you? In this morning's Review Journal is an article about a presentation being made by Eldon Hardy, of the Ombudsman Office to the legislators. I am afraid that he will paint you a rosy calm picture that his office settles everything. When in fact, they side in most cases with the Board of the HOA's. You may ask, am I angry.... The answer is a resounding YES! I have always resented injustice and probably always will. The abuse of power of many of these HOA Boards is not isolated to just my HOA. Please ask to actually review some of the complaints by residents.. not just take the presentation at face value.

I have always tried to represent the weakest in any group.. they need the protection of government the most. The arrogance, and disregard for fairness is rampant in many of the HOA's in Las Vegas. I have heard stories about the treatment that residents receive from many of my friends. I would be willing to testify if you need some actual events to assist with you legislation.

I will be tracking the course of your legislation and wish you success in getting it enacted as a bill with the 72nd Session.

Sincerely,

Judi Booe

Cc: file -HOA