



SENTRY
management INC.
COMMUNITY ASSOCIATION MANAGEMENT

The Community Builder

Principles for Homeowners

The Community Associations Institute (CAI) is a national organization dedicated to fostering vibrant, competent, harmonious community associations. Sentry Management is a proud member of CAI and is pleased to share information from this organization that could benefit your Board of Directors or homeowners.

Homeowners Have the Right To:

1. A responsive and competent community association.
2. Honest, fair and respectful treatment by community leaders and managers.
3. Participate in governing the community association by attending meetings, serving on committees and standing for election.
4. Access appropriate association books and records.
5. Prudent expenditure of fees and other assessments.
6. Live in a community where the property is maintained according to established standards.
7. Fair treatment regarding financial and other association obligations, including the opportunity to discuss payment plans and options with the association before foreclosure is initiated.
8. Receive all documents that address rules and regulations governing the community association-if not prior to purchase and settlement by a real estate agent or attorney, then upon joining the community.
9. Appeal to appropriate community leaders those decisions affecting non-routine financial responsibilities or property rights.

Homeowners Have the Responsibility To:

1. Read and comply with the governing documents of the community.
2. Maintain their property according to established standards.
3. Treat association leaders honestly and with respect.
4. Vote in community elections and on other issues.
5. Pay association assessments and charges on time.
6. Contact association leaders or managers, if necessary, to discuss financial obligations and alternative payment arrangements.
7. Request reconsideration of material decisions that personally affect them.
8. Provide current contact information to association leaders or managers to help ensure they receive information from the community.
9. Ensure that those who reside on their property (e.g. tenants, relatives, friends) adhere to all rules and regulations.

Next Week: Rights and Responsibilities for Better Communities Part II, Principles for Community Leaders

If you have any questions, please contact your Community Association Manager. Additionally, any response and/or feedback may be emailed to homeownerservices@sentrymgt.com.