

# MANAGEMENT TRENDS

## Spring into Action: Enforcing Community Regulations

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Spring is here, and with it comes a new season of site visits, inspections, and community reminders. After a long winter, many residents may benefit from a refresher on community regulations and expectations. The beginning of spring is an ideal time to reintroduce these reminders, as residents spend more time outdoors and seasonal activities naturally increase.

Whether reminders are shared through a newsletter, announced during an open meeting, or distributed via email, a proactive approach is often appreciated before formal violations are issued. A seasonal reset allows residents to correct issues early and helps set clear expectations for the months ahead. At the same time, managers and committees should ensure they are aligned on procedures, enforcement timelines, and best practices for communicating with the community in a clear and respectful manner.

### Refresh Your Own Knowledge First

Before issuing reminders or beginning enforcement, it is essential for boards, committees, and managers to review the community's rules, regulations, and violation procedures together. This internal review helps establish consistency and ensures everyone understands how violations should be addressed and resolved. Managers should also confirm that all correspondence, warning letters, and violation notices comply with the governing documents and applicable state regulations, including requirements related to Alternate Dispute Resolution (ADR). A solid foundation helps avoid confusion and promotes fair enforcement.

### Ease Into Enforcement

If rules have not been consistently enforced in the past, easing back into enforcement is strongly recommended. Providing residents with advance notice of expectations, along with a clear start date for enforcement, allows time for compliance and reduces frustration. While there may



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*“Before issuing reminders or beginning enforcement, it is essential for boards, committees, and managers to review the community’s rules...”*

still be residents who fail to follow regulations, supplying a clear, easy-to-read document outlining what is permitted can significantly improve compliance. For example, offering a 30-day notice period, followed by warnings and then fines in accordance with association policy, helps create a smoother and more transparent process.

### Make the Information Accessible

Compliance improves when residents have easy access to information. Consider dedicating a section of your quarterly newsletter to common spring and summer violations. Posting rules and regulations on community bulletin boards alongside meeting minutes can also increase visibility. If your annual meeting or election takes place in the spring, include a discussion of community expectations on the agenda to encourage open dialogue. The ultimate goal is not to issue fines, but to promote compliance with the

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governing documents and maintain a clean, well-kept community that benefits everyone.

### Enforcing the Rules

Some communities may be operating under outdated governing documents or fining structures. Reviewing these documents periodically is critical to ensuring they remain relevant and enforceable. Meeting with the association's legal counsel can help determine whether updates are needed and confirm that enforcement practices align with current laws and industry standards. A thoughtful, consistent approach to enforcement supports fairness, protects the association, and fosters a positive community environment.

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In conclusion, by taking a proactive and consistent approach to education and enforcement, communities can enter any season with clear expectations and shared responsibility. Open communication, accessible information, and fair enforcement help prevent issues before they arise and create a more positive experience for residents, boards, and management alike. ■



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