

HOA of the Year

the numerous temporary inconveniences. Garages needed to be closed so repairs to the concrete slabs could be made. Balconies were not accessible and windows were covered with an opaque film resulting in loss of view of the mountains. Yet through this long project, the residents put up with their loss of privacy, the construction debris, the hammering and grinding noises and the shifting construction schedules. When the project ended, they looked up at the shimmering new exterior, the bright cornices and shiny glass surfaces. Now they had a home that others view with envy.

During the transition from developer control to an owner-elected Board, it became apparent that the budgets prepared by the developer were grossly inadequate to operate and maintain the Association's property properly. Yes, the next challenge was to formulate a proper budget to meet the financial needs of the Association. Again, a difficult decision had to be made. Would the owners face significant increases in assessments or would the Association end up in financial difficulty? As you may imagine, the Association incrementally increased assessments over several years to avoid financial difficulties. Once the budget was in balance, the Association was able to breathe a sigh of relief, as no special assessments were necessary to keep the Association functioning.



Although there were other challenges, such as implementing a collection plan that addressed delinquent accounts, the Association took on some other civic responsibilities. We often forget that community associations are part of a larger community. The residents took opportunities to be involved in some civic and charitable projects. Every winter holiday season, they provided assistance to the Food Locker of the Rockies. In 2010, they provided over-4000 meals to those in need. Donations of gently used clothing were delivered to Denver Cares. The Dumb Friends League and the Maxx Fund received donations for homeless pets. Hundreds of serviceable windows and doors were delivered to Habitat for Humanity. The Beauvallon residents were graciously generous in their efforts to assist those who were in need. Additionally, the Beauvallon Association joined with other registered neighborhood associations in the area in sponsoring a mayoral forum before the recent elections, and in cleaning up graffiti. The Association is also involved in projects designed to address crime prevention, liquor licensing, zoning issues, support of neighborhood causes, and local events.

Where is all of this leading? Well, I believe successful associations share some common characteristics. One is that the members stay as well informed as possible. This can be done by attending meetings, reading the association's newsletter, and checking the website or anything that the association utilizes to disseminate information. Members must also elect directors based on abilities rather than popularity. Remember, the directors are the ones who will represent the best interests of the association when making business decisions. Directors must make informed business decisions that may not always make them the most popular with everyone in the association. The board and the association members should also take advantage of the opportunities provided by Community Associations Institute and its local chapter. Numerous educational presentations, as well as published materials, are available to members which, when utilized, enhance members' abilities to properly react to situations and to plan for the future.

The Beauvallon Association has been very successful in addressing the many challenges encountered on the path to its award of the Medium Community Association of the Year. The Beauvallon is proud of its accomplishments, and looks forward to ensuring the Association continues to meet future challenges as well as remains a vibrant part of the greater Denver area.



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Community Association of the Year Awards

The Colorado Front Range is blessed with a great number of wonderful common interest communities. Once again this year, the Rocky Mountain Chapter of the Community Association Institute is pleased to recognize the best of these through our annual Community Association of the Year Awards.

The Award program is presented to communities in three separate categories, based on number of residential units within the community:

Small (1–150 residences)
Medium (151–350 residences)
Large (351 or more residences)

Both multi-family as well as single family communities are eligible and encouraged to apply. The award program is intended to recognize associations and members for their efforts in making their communities a preferred place to call home.

The award application is available on the Chapter's website at **www.HOA-Colorado.org.** Information from the application is reviewed to judge factors such as overall management and volunteer participation, distinguishing characteristics of the community, sense of community and service to the larger community, financial planning and overall commitment to quality. Immediately following the application deadline of **September 30**, the selection committee will closely review each application and choose the best qualifying community in each category. The awards will be presented at the Fall Conference Annual Meeting on Saturday, November 5th.

In addition to the award, several complimentary benefits will be included for the winning association. Benefits include complimentary registration for various Chapter programs/events and recognition in *Common Interests* magazine.

By Larry Healy

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We waited anxiously as the names of the winner and runner-up associations in the small HOA of the year category were announced because the next category wa the one in which we were competing. Again, our breath caught in our throats as the big moment arrived and … the Beauvallon Condominium Association was named as Medium Community HOA of the Year! We sighed in relie and joy and proudly accepted the engraved plaque.

How did we end up as recipients of this annual award Was it because we somehow escaped the challenges that other Associations may have faced? Did we not have delinquent homeowners like everyone else? What was it made us different from the hundreds of other similar-siz homeowners' associations?

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