



ACRI COMMERCIAL REALTY INC.

290 Perry Highway, Pittsburgh, PA 15229 412-459-0111

<https://acirly.com>

IF ALL THIS IS TOO MUCH HIRE A PROFESSIONAL MANAGEMENT COMPANY LIKE



Many associations employ either a community management company or a professional community manager to direct association operations. It's essential that you find a qualified manager with whom you can work productively. A professional association manager will help the board preserve assets, maintain property values, establish continuity, and provide assistance with operational and financial matter

ENTER YOUR PROFESSIONAL MANAGEMENT COMPANY— RIGHT HAND OF THE BOARD

The board sets policy and establishes a direction for the association, and the manager sees that the policies are implemented. Just a few of the ways professional managers assist boards include:

- Managing human resources: compliance with Equal Employment Opportunity Commission (EEOC) guidelines, payroll, reviews, and
- Coordinating and supervising maintenance activities: landscaping, repairs, snow removal, trash
- Alerting the board when legal assistance is needed
- Advising the board of regulatory issues and compliance requirements: fair housing procedures, fair debt collection practices, FCC antenna
- Coordinating member/board communication: preparing a newsletter, posting notice of meetings, arranging social interactions.
- Managing office operations: accounts payable and receivable, bookkeeping,
- Managing association finances: budgeting, collecting assessments, analyzing reserves, pursuing
- Working with accountants and auditors to maintain the association's financial
- Working with insurance companies to file or settle
- Working with state and regulatory agencies as an advocate for the
- Carrying out delegated officer duties: taking meeting
- Preparing proposals and screening

SELECT A QUALIFIED MANAGER

The association's size, amenities, facilities, and budget determine the type of management your association needs. Whether you select an on-site manager or work with a management company, it's essential that you select a qualified community association management professional. You can identify qualified managers by the credentials that indicate their level of professionalism.



HOW TO SELECT AND FIND A QUALIFIED MANAGER

The association's size, amenities, facilities, and budget determine the type of management your association needs. Whether you select an on-site manager or work with a management company, it's essential that you select a qualified community association management professional. You can identify qualified managers by the credentials that indicate their level of professionalism.

Networking. Not all experienced and capable community association managers will be listed in the directories above. However, you can get recommendations on qualified managers by talking to industry professionals at local and national meetings of CAI.

INVITE MANAGERS TO APPLY

Once you've identified several potential managers or management companies, invite them to submit a proposal.

HOW TO CHOOSE A GREAT MANAGEMENT COMPANY

What's the difference between a good, mediocre, and downright bad association management company?

Is a less expensive per door cost always better? Sure, you can save a few pennies and appear like you are saving money, but when you look closely, you may be in serious trouble.

Ignorance isn't bliss for your community — or your neighbors — when it comes to Association Property Management Service Companies. You need to find some answers to some key questions before signing that contract. Don't be impressed by empty promises, websites and pretty PowerPoint presentations. **Actually, visit and interview them at their business location.**

Here is a list to use that answers those tough questions. Print it out and use it as a guide the next time you need condo property management services. Be sure to get the answers you really want:

1. [How many people](#) work there? Are there empty desks in the office?
2. Do the managers hold and certificates? Do they have real estate licensing?
3. Is the Company Controller also a property manager?
4. Have you randomly visited their office? Visiting just a website is not enough.
5. Is the less expensive company adequately insured against liability claims or a law suit? Do they have PII insurance?



ACRI COMMERCIAL REALTY INC.

290 Perry Highway, Pittsburgh, PA 15229 412-459-0111

<https://acrirly.com>

6. Is the less expensive company collaborating with the developer just to make more money?
7. Does the company have the financial clout to get you bank financing when you need it?
8. Can the company lend your Association money if you can't get any financing or will have to say goodbye to your dream home?
9. Do they procure reliable and vettted contractors to perform service requests?
10. Are they big enough to secure VOLUME discounts on service for your Association for things like landscaping and snow removal?
11. Are contractors knocking at their door looking for the opportunity to work for them? Or are they hanging around to get paid?
12. Is there a Dedicated Fully Staffed Accounting Office?
13. What accounting software package do they use? Ask for a copy of a generated report. Quick books is not a software package appropriate for Associations managing other homeowners assets.
14. Can they provide you with a complete asset life span report?
15. What about Reserve Studies? Will that cost you extra and if so, how much?
16. Does the Management company exercise secure dues collection methods?
17. Is your personal financial information safe from hackers?
18. Do they have an attorney on retainer to handle any legal affairs?
19. Are you getting nickel and dimed with "hidden charges"?

Hiring a Cheap Condo Property Management Service Company simply cannot protect property values. Without the software, staff and certified contractors to protect your HOA services efficiently you will pay much more in the long run and end with devalued properties. Simply put; the less expensive property management companies are not collecting enough per door money to effectively manage your assets.

The first step in proactively preserving your HOA values is employing sound management professionals who know how an HOA should operate. You will recover the management costs with increased property values. Call [Acri Realty](#) today for a quote to get the best in association property management services.