

Confused about who's who in your neighborhood? Here's a quick overview.

Note: Your community may vary from these general explanations.

Developer

The developer is the company that originally purchased the property and then established the association and created the legal documents by which the association operates. They install the infrastructure, plan the community's open spaces and amenities, establish the initial assessments, and set restrictions on what types of homes may be built in the community. The developer remains in control of the association until it is turned over to the homeowners.

Builder

This is the company or person who built your home. Sometimes the Developer and the Builder are one and the same, but not always. You will contact them for warranty items during the first year or so of living in your newly built home. They may also have some information regarding your plans, paint color codes, etc.

Homeowners Association

This is you! Many people think the developer or PPM is "the HOA" – this is not the case. The homeowners comprise the association, which is represented by a Board of Directors elected by the membership. Membership of the association is mandatory and comes with buying property within the association. You cease to be a member of the homeowners association when you sell your property. Whoever buys the property from you will then become a member. When you sign your deed at your closing, there is a rider attached to it that states you are a member of your homeowners association and that you agree to abide by its restrictive covenants and pay the assessments. The association will function best when many homeowners are involved in their association. You can get involved by running for the Board, joining a committee, volunteering to help out with events, and attending the annual meeting. The main function of the HOA is to keep the resale values in the neighborhood as high as possible.

Board of Directors

Before the community is built out, the developer is the Board. The roles and responsibilities are the same for a developer Board member or a homeowner Board member. After transition, homeowners elect a Board comprised of volunteer homeowners in the association. These Board members willingly give their time and effort to the neighborhood. They do not get paid in money or services. The Board makes all decisions for the community and deliberates on them at their Board meetings. Except for executive sessions (dealing with delinquencies and other private matters), Board meetings are open to all homeowners who might like to attend. Each association holds an annual meeting to conduct the business of the association. The Board's job is to make decisions that are in the best interest of the association as a whole, uphold the association's legal documents, and enhance and preserve the value of the neighborhood. Boards pursue the goal of high resale values by enforcing violations, reviewing architectural changes, providing valuable amenities or events, and a variety of other ways.

Management Company

PPM, Inc. is your management company hired by the Board. **The management company takes direction from the Board of Directors and implements their decisions.** They assist the Board in the day to day management of the association, helping things to run more smoothly. A management company also provides professional advice from experts in such areas as contracting, accounting, governing documents, and more. Management companies make it easier for Board members to focus on the important decisions in the neighborhood rather than the administrative work. PPM, Inc. also keeps Boards up to date with changes in HOA-related laws such as the Planned Community Act.