



TOP 10

THINGS A GREAT MANAGEMENT COMPANY
CAN DO FOR YOUR ASSOCIATION



Taking on the stress and hassle of managing your Homeowners Association can be a lot for anyone to handle. Without the right background, specialized training, and authority, it can be difficult. The right property management company will come in and take the stress and burden off of your shoulders. They specialize in doing the tough jobs, so you can focus on enjoying your community.

Here are 10 things that a great property management company can do for you and your Homeowners Association:

NUMBER

ONE

Ensure that rules and policies are clear and defined.



The difference between a successful and unsuccessful Homeowners Association comes down to the enforcement and clarification of the rules and policies. The Board of Directors works hard to establish the rules and policies for the association and community, but they may not be able to enforce them successfully. A great property management company will go one step further to review the policies, make suggestions, and help the Board communicate the rules and policies to the Association. By doing this, they can help the Board focus on more critical issues like building an active community and improving amenities.

NUMBER

TWO

Understand the importance of and maintains consistency in enforcing the policies

If you're going it alone, you might find it difficult to enforce the policies of your Homeowners Association in every single situation. What is acceptable for one person may not be for another person. However, managing the community this way will lead to widespread neighborhood issues. With consistent enforcement, a property management company avoids unfair treatment, favoritism, and can respond to situations similarly at all times.

NUMBER

THREE

Bring a wealth of knowledge and experience to the Homeowners Association and the community



When it comes to managing the Homeowners Association and the community, you might not know the best practices or what needs to be taken care of and when. A property management company with years of experience brings resources, knowledge, skills, and training opportunities to your community. With a team of managers and a support staff, a management company will know exactly how to handle diverse sets of situations.

Residents can enjoy more time in their beautiful, well-maintained neighborhood.

NUMBER

FOUR

Focus on making residents and the Homeowners Association Board happy with their community

While some property management companies are only concerned about their bottom line and keeping community residents at bay by upholding the minimum end of their agreements, the right company will go above and beyond. They are focused on helping build a thriving community. They attend Homeowners Association Board meetings, listen attentively to residents, interact in the community, and offer their resources to help however they can. The right management company will focus on making sure the neighborhood is safe, clean, maintained, and offers everything its members are looking for and expect.

NUMBER

FIVE

Help you increase property values



The right property management company is dedicated to maintaining and increasing your important property values. The team will accomplish this by assuring that the community is managed efficiently, maintained beautifully and policies are consistently enforced.

The property management company understands that the Homeowners Association exists and operates for the benefit of its residents. At the same time, since the residents are also the owners, they have a financial interest in the success of the neighborhood.

NUMBER

SIX

Build relationships in the community - not client lists

Every property management company will be looking to add as many clients as they can, but a great one will be more focused on building relationships with Homeowners Association boards and with the residents in the communities. By creating these relationships, they more effectively help the Homeowners Association to thrive. Plus, when relationships are established, the management company will be more invested in the neighborhood.

NUMBER

SEVEN

Provide residents with access to their entire team



You don't want a property management company only providing support during meetings and office hours. You want one that will provide a dedicated team focused on being a community resource and advocate. They will have multiple avenues of connection with the community. Not only will the right management company provide a phone number and be on-hand at meetings, but they will have software you can use to pay charges, contact the company, find policies, and access resources.

NUMBER

EIGHT

Offer a full suite of management services

While you need a property management company to enforce the policies and rules of the Homeowners Association, wouldn't it also be helpful to have one that can help with other issues like maintenance? A great management company offers services beyond that of managing policies and Board meetings. By handling things like irrigation, fence building, lawn care, and pool maintenance, residents can relax and enjoy their community even more.

NUMBER

NINE

*Perform the tough jobs, so you can focus on
building your community up*



When it comes to managing residents, things can become challenging. Dealing with the collection of dues and enforcing policies, can be overwhelming and stressful. That's where a property management company comes in. They'll handle the difficult jobs like collecting charges, writing policies, and enforcing the rules the Board sets up. By taking these challenges off of your shoulders, you're free to focus on helping your community flourish.

NUMBER

TEN

Know the market and neighborhoods



You don't want a property management company who can't visit your community regularly. A management company that is disengaged won't understand the issues your neighborhood faces. A great property management company will be an expert in your housing market. Better yet, they will have a clearer understanding of residents and what they are looking for in a community because they spend time getting to know residents, the neighborhood, and the general area.

WHY

KMC?

Experience, Knowledge & Dedication

Kirkpatrick Management has a wealth of experience in numerous types of communities, with a specific emphasis on Homeowners Association housing. The Kirkpatrick Management Multifamily Division started with two customers in 1973 and is proud to still manage those properties today as well as others throughout the Midwest, including Illinois, Indiana, Kentucky, Michigan, and Ohio. By working closely with every community, we're able to provide a superior experience for every member of the community. Our employees are specially trained to work in Homeowners Association property management, they have the knowledge, dedication, and resources it takes to operate an efficient and effective community.

Kirkpatrick can help with:

- Administration
- Financial Planning
- Education & Training
- Maintenance
- Strategic Planning
- Fiscal Budgeting

Because we live and work locally, the property managers at Kirkpatrick have a unique perspective on how to help our communities. We want you to feel at home in your community, which is why we take a partnership approach to property management. We act as your resource center by providing trained specialists to help with every aspect of Homeowners Association property management. We work closely with Boards of Directors, residents, and other community members to make sure issues are addressed, and the property is well maintained.



At Kirkpatrick Management, we take on the tough jobs, so you can focus on helping your Homeowners Association thrive. We care about the members in the Homeowners Associations we partner with because we understand the relationship between the Homeowners Association and the community.

Our offices aren't just local...we live and work local.

Our team of specialized property managers will help your Homeowners Association Board and members build your community up so it and everyone living in it can flourish.



We do the tough jobs to
HELP NEIGHBORHOODS THRIVE!

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