



TOP 10

THINGS A GREAT MANAGEMENT COMPANY
CAN DO FOR YOUR COOPERATIVE



Taking on the stress and hassle of managing your Cooperative can be a lot for anyone to handle. Without the right background, specialized training, and authority, it can be difficult. A great 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 Cooperative.

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

NUMBER

ONE

Ensure that rules and policies are clear and defined.



The difference between a successful and unsuccessful Cooperative comes down to the enforcement and clarification of the rules and policies. The Governing Documents establish these for the Cooperative, but the Board 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 Cooperative. 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 Cooperative in every single situation. What is acceptable for one person may not be for another person. However, managing the Cooperative this way will lead to widespread community 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
Cooperative and the community*



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

NUMBER

FOUR

Focus on making members and the Board of Directors happy with their Cooperative

While some property management companies are only concerned about their bottom line and keeping Cooperative members 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 Cooperative Board meetings, listen attentively to residents, interact in the community, and offer their resources to help however they can. The right management company is focused 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 vital property values. The team will accomplish this by assuring that the Cooperative is managed efficiently, maintained beautifully and policies are enforced consistently.

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

NUMBER

SIX

Build relationships in the Cooperative - 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 Cooperative boards and with the members in the communities. By cultivating these relationships, they more effectively help the Cooperative to thrive. Plus, when connections are strong, the management company will be more invested in the Cooperative.

NUMBER

SEVEN

Provide members 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 present your Cooperative with a dedicated team focused on being a Cooperative resource and advocate. They will have multiple avenues of connection with the Cooperative. Not only will the right management company provide a phone number and be on-hand at meetings, but they will have the 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 Cooperative, wouldn't it also be helpful to have one that can help with other issues like maintenance? The right management company offers services beyond that of managing policies and Board meetings. By handling things like general maintenance, fence building, lawn care, members can enjoy their Cooperative even more.

NUMBER

NINE

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



When it comes to managing members, things can become challenging. Dealing with the collection of carrying charges 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 Cooperative flourish.

NUMBER

TEN

Know the market and Cooperative



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

WHY

KMC?

Experience, Knowledge & Dedication

Kirkpatrick Management has a wealth of experience in numerous types of communities, with a specialized emphasis on Cooperative housing. The Kirkpatrick Management Multifamily Division started with 2 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 each and every community, we're able to provide a superior experience for every member of the community. Our employees are trained specifically to work in Cooperative and multifamily property management, which means they are equipped with the knowledge, dedication and resources it takes to operate an efficient and effective community.

Kirkpatrick can help with:

- Marketing
- Fiscal Budgeting
- Section 8 and LIHTC Compliance
- Administration
- Financial Planning
- Education & Training
- Maintenance
- Membership Sales
- Strategic Planning
- Refinance
- REAC Inspections
- Occupancy Management

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 Cooperative 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 Cooperative thrive. We care about the members in the Cooperatives we partner with because we understand the relationship between the Cooperative and the community.

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

Our team of specialized property managers will help your Cooperative 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!

Kirkpatrick Management
5702 Kirkpatrick Way
Indianapolis, IN 46220
Office: 317.570.4358

TTY: 711 • Toll Free: 800.899.6652
www.eKirkpatrick.com

