

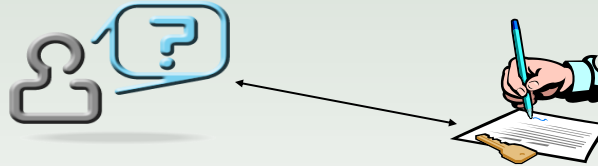
### All HOA Senior Communities are Different

- Determine what community features/amenities are important to you then research the HOA on how these are satisfied.
- Some 55+ HOAs allow kids to live in homes and only require the owner to be 55+. Note, access to adult only times at the swimming pools and other facilities may be limited.
- Check out entranceways, elevators, pool access, sidewalks, etc. for access by those with disabilities
- What clubs or activities are available
- Nearby hospitals and other medical facilities
- Convenience for shopping
- Pet policies: size, number, and breed restrictions: are dogs in vicious category allowed in condominiums?
- Guest policies: can children/friends/relatives stay overnight and/or extended periods of time
- Security system, entranceway security
- Location of mailboxes
- If you seek a maintenance free community, evaluate what that means, review our maintenance pamphlet, what are you willing to maintain?

**More considerations inside this pamphlet**

**Read our condominium guide to supplement information in this guide**

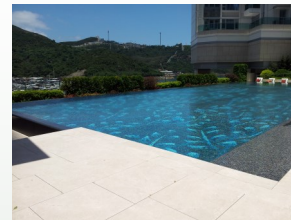
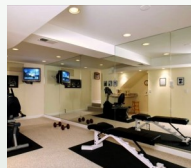
### A guide to purchasing a home in an HOA Senior Community



## HOA Home Buying Senior Communities (and Disabled)

**Not all Senior HOA Communities are alike, know what questions to ask**

**More to come on this guide**



Home owner involvement, asking questions, and knowledge about how HOAs are managed can save home owners dollars and contain fees/dues.



**Consider a ban on vicious dogs for the safety of elder and all residents!**

Consider [banning vicious dogs](#) in your senior/55+ HOA. It makes no sense having dogs weighing more than their owners on a leash, they can't control the animal and a vicious animal presents a very grave danger to others. &nbsp;If in an HOA condominium, the confines of an elevator or hallway can ignite these animals and harm or even kill a frail senior. Change the by-laws!



**55+ Senior Communities:**

**not what you think?**



**Read our condominium guide to supplement information in this guide**

## Amenities and Needs

Refer to our HOA Home Buying Guide, Profiling the HOA, for a comprehensive list of questions, including amenities related items, you should identify

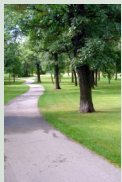
### **Questions:**

Is the HOA ADA compliant. Walk the neighborhood, clubhouse, swimming pool and other facilities  
Are sidewalks wide enough for your needs: wheel chair

Are there street crossing that are safe  
Are the sidewalks in good repair to prevent accidents while walking

Are there walking paths  
Off-street bike paths  
Mail box accessible and convenient

What is the crime rate  
Latest break-ins in neighborhood



Police patrols: if gated this is limited

Speed safety: if gated this is limited

Nearby food stores and health facilities: doctors, hospitals, drug store

Nearby shopping centers

Arts and crafts activities

Kids in pool? If so hours?

Kids playground?

Rules for visits by friends, relatives

Golf course accessibility/costs

Health facility/gym and rules

Parking: assigned, handicap, location

Public transportation, bus stops



## **HOA Home Buyer's Senior Communities**

### **Condominiums and Seniors:**

(read our Condominium pamphlet)

Entranceways accessible: ramps, width, lock-unlock

Hallways wide or narrow

#### **Pets:**

Pets allowed in elevators

Pet walking areas

Dog walking services

Restrictions on pets in common areas or elevators

Pet Cleanup policy and fines

Leash policy within condo

Restrictions number, type, weight, breed

Extra fee for pets

Emotional support animals allowed?

Fines for barking other violations



Home improvement restrictions

Emergency exits accessible

Emergency EMT services

Clubhouse, pool and other

common areas

accessible

Security of building

Security patrols

Security over home deliveries

Activities/sponsored recreation

Nearby restaurants, food stores, hair dressers

Emergency exits: disabled accessible

HOA Governance: is there a way to attend

HOA meetings other than in-person

such as broadcast via Internet



Get prior approval from the HOA Board for all home improvement and landscaping projects **PRIOR** to completing the work

Gardening permitted?

Special insurance requirements?

RV parking lot/costs

Visiting nurse services

24 hr maintenance & management

Limits on unrelated residents

Prohibited modification to dwelling

Snow Removal: parking lot, driveways, entranceways, sidewalks?

Who waters lawn, pays for water?

Laundry facilities?

### **Maintenance Responsibilities**

Maintenance responsibilities of HOA vs home owner (read our maintenance brochure)

If you think you are moving into a maintenance free community sit down with the HOA Board and ask questions!

### **55+ Community**

Does home owner have to be 55+ years old or just one resident in home?

Can children live in home and if so what are the restrictions on their age



[Information on ADA and Fair Housing related to HOAs on our web site](#)

**Read our condominium guide to supplement information in this guide**