



Colorado HOA Forum HOA Homeowner Advocates

Promoting Reform in HOA Governance



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HOA violating ADA or the Fair Housing Act? File a property manager complaint with DORA. Need help, contact us.

Contact us at: www.coloradohoaforum.com or email us at coloradohoaforum@gmail.com

Join our effort by signing up on our web site. Our web site contains HOA articles, reference information, current events, and tools to help you write your legislators

Write the [Colorado Information Office and Resource Center](#) and legislator about your concerns with HOA governance and homeowner's rights. **THIS DOES HELP!!**

Request our [business cards](#) through our web site for distribution to your neighbors or at an HOA meeting. Ask your friends and neighbors to [join our movement](#). it's free.

PAGE 3: & 4 Compilation of HOA articles from around the USA.

Before you pursue any HOA complaint, read your HOA governing documents for "what is" as opposed to what you "want things to be".



Brochures:



[HOA Maintenance Guide and Checklist](#)

[HOA Home Buyer's Guide and Checklist](#)

Printable, free, home owner centric

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[HOA Home Owner's Bill of Rights: is this really needed?](#)

[Selling a Home in an HOA: how to calculate your net gain for taxes \(what you may never considered but can save you big bucks\)](#)

[HOA home owner dispute resolution process White Paper](#)

[HOA Transfer Fee White Paper: wake up to duplicate and triplicate fees](#)

[HB 16-1426 Disability and Assistance Animals: misrepresentation](#)

[Colorado State HOA Office: what you didn't know or understand](#)



IS YOUR PROPERTY MANAGER LICENSED?
LOOK THEM UP, IF NOT FILE A COMPLAINT

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[HOA home buying guides and HOA home owner maintenance responsibilities brochures: free and printable](#)

HB 18-1126, attempt to nullify HOA restrictions on dog size and breed

This is the most threatening Bill (if passed) to HOA self-governance and the ability to write and approve restrictions, controls, and covenants. HOA governing documents and State law indicate the only way to change an HOA Declaration/by-laws is with home owner vote. This Bill would negate any restriction an HOA has on its' books concerning dog size, weight, or breed. This alone will bring legal challenges. This Bill would also run against restrictions on vicious dogs such as Pit Bull and Rottweilers: if a city bans these dogs and the Bill wants an HOA to be forced to take them in this is a legal mess. Then there is the issue of HOA senior communities/condominiums that ban dogs by size and breed for obvious safety reasons and also due to the limited size of residences such large dogs make no sense and would be cruel to the animal.

Two articles are presented:

[Seven reasons this is a bad Bill](#)

[Detailed explanation on why HB 18-1126 is a bad bill](#)



Your HOA violating ADA or the Fair Housing Act? [File a property manager complaint with DORA.](#) Need help, [contact us](#)

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Tax Issues when Selling a Condominium: you could be paying too much tax on the gain

When you and sell your home at a profit, you may end up owing capital gains taxes. Taxes only have to be paid on your net profit, which is the amount that exceeds your adjusted basis in the property. The larger your adjusted basis, the less taxable profit you'll have. Unfortunately, many people who own a condo, townhouse, or other property in a homeowners' association end up overpaying their capital gains tax because they don't properly calculate their adjusted basis.

This is an interesting article and who would have known that capital improvement by the HOA can add to your adjusted basis in computing your capital gain. [Read full article](#)

Before you pursue any HOA complaint, read your HOA governing documents for "what is" as opposed to what you "want things to be".

Worth Repeating

[Is your HOA Registered?](#)

[Property Manager Licensing FAQ's](#)

[Out of Court Binding Dispute Resolution \(not Mediation\) : Good Enough for Property Managers but Not Home Owners?](#)

[Who or What is the Community Association Institute \(CAI\) and who do they represent?](#)

[HOA Transfer Fees: what they are/aren't, suggestions for accountability](#)



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Did you know just about all HOA home owner complaints can be filed and investigated as a CAM Complaint. [See our Guide](#) and if you still have questions [write us](#)

[Legislative Public Hearings: are you wasting your time](#)

Our organization attends legislative public hearing as a last ditch effort to influence votes on proposed Bills. Lately this gotten tiring knowing all votes are in prior to the hearing and most of the panel on the legislative Committee listening to public doesn't seem to understand that which they are to vote on and are texting and on PC's vs listening. [Read on](#)

[Disabled Medicaid Condo Owner Loses Ability to Occupy Residence](#)

Here's the nightmare. A home owner in a condominium had the roof repaired by the HOA. The roof leaked resulting in mold, mildew, and structural damage. The condo became uninhabitable. The owner contacted the HOA who played dodge-ball with her for 8 months, then she pursued the roofing company who refused to talk to her as the HOA hired and paid for the job, local authorities didn't want to get involved and even approved the original work. This is a sad story but we are involved in attempting to help. [Read full story.](#)

[CAM Licensing Law Continues Without Home Owner Recommendations](#)

Our efforts to improve the Community Association Manager (CAM) Licensing Program were ignored by DORA and the Legislature. The industry to be regulated was pleased with continuing the law as is. It's all about lobbyist. [Read article](#)

HOAs Across the USA

NOTE

These articles contain information that may not pertain to Colorado

[HOA demands house be painted](#)

[HOA issues traffic citation](#)

[Condo owners privacy information goes public](#)

[Changing condo covenants through vote of home owners](#)

[Delay causes HOA to lose over house color](#)

[HOA using radar gun, issues tickets](#)

[HOA & Smoking Restrictions](#)

Worth Repeating

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If you think your HOA is violating ADA and/or the Fair Housing Act, [file a property manager complaint with DORA.](#) Need help, [contact us./use our Guide](#)

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[Legislation to require home owner approval of all law suits \(our recommendation for several years\) could have benefited this HOA](#)

An HOA had its funds drained by special interests/Board on a law suit that was not approved by home owners. Worst of all this is all legal and the Colorado legislature could care less.

A recent Colorado Bill was passed requiring home owner approval of construction defects litigation. That Bill contained most of what we've lobbied legislators about for several years except for one item. We wanted the Bill to require home owner notification and approval of "ALL" law suits, not just construction defects. The legislators ignored our plea and most likely cost an HOA hundreds of thousands of dollars.

In this case, an HOA's special interests and Board took control of the HOA's bank account, squandered its funds on a very narrow and questionable legal case benefitting but a few in the HOA, and put the HOA into receivership: it bankrupted what was up to time of the law suit a well funded HOA. This could have all been avoided if the legislature took our suggestion about having all litigation, other than daily/routine work require approval of home owners.

[Read the story](#)

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HOAs Across the USA

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[Fake HOA, fake liens](#)

[Collecting delinquent assessments](#)

[Excessive Collection Fees](#)

[Keep Garage Doors Open or Fined](#)

[Prescriptive Easement: encroaching another's property legally??????](#)

[Landscaping \(HOA vs home owner\) cost \\$300,000+](#)

[Pot-bellied pig cutie can stay in HOA](#)

[\\$25 late fee turns into \\$47,000](#)

[Can non-conforming changes to homes become legal if no action is taken over a period of time?](#)



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