

Comments (31)

hadenough wrote on April 24, 2011 10:02 PM: Senator Copening tells us she cleared working for Pulte Del Webb and Randy Watkins before accepting the position. But, who did she clear it with? Did she disclose that her first Senate Judiciary Committee actions this year would be SEVEN (7) anti-homeowners bills that would be highly profitable for her Del Webb/Pulte bosses? Not one, not two, not three, not four, not five, not six but SEVEN anti-homeowner bills! Her actions have been so outrageous against homeowners that even some of her donors, democrats, independents and the most liberal democratic newspaper are condemning her. They were even forced to hurriedly form a Senate ethics committee to handle the complaint(s) against her. We are left to wonder who she actually "checked with" before taking the seriously conflicted job with Randy Watkins, VP of Del Webb and CIC Commissioner? Developers are beginning to understand that her work is not creating the atmosphere that homeowners or investors desire before deciding to buy in Nevada HOAs.

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Concerned Homeowner wrote on April 24, 2011 09:45 PM: I tried to report that the following was defamatory--knowingly false-- and should be immediately removed, but the procedure failed to work properly. "Judy wrote on April 24, 2011 06:35 PM: Anyone who considers taking Robert Hall seriously should check out his background in Hawaii. Criminal activity and the Twinkie defense....."

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Fausto wrote on April 24, 2011 09:03 PM: "Bottom line: HOA management companies bill homeowners for HOA Demand fees. As a member of your HOA board, maybe you should read the fine print a little more closely before signing agreements that allow for such fees to be charged by the company managing your association."

As an attentive director, I know exactly the fees which are charged. Thanks for your concern. Still, you can't name one homeowners association and provide an example where homeowners are charged a fee just to find out what they owe to the community association. Not one. Nor has anyone else...in multiple days. Yet, I am attacked for not getting my facts straight or not reading the fine print. That's really not convincing.

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hadenough wrote on April 24, 2011 08:40 PM: As to CIC Commissioner Favil West, when he was president of the SCA board of directors he would order homeowners to "sit down and shut up." As board president, Favil West accepted an unqualified person as CAM. The new CAM was only provisionally licensed, had never been a manager of an HOA or anything else before, and was accepted without a reduction of the RMI contract charges. Accepted to manage one of the largest HOAs in Nevada. That is just a small example of the evidence of Commissioner West's incompetence. SCA paid the same to RMI for an unqualified CAM as a qualified one in the second largest NV HOA. Any wonder RMI is willing to donate to Favil's corporation/charity where he has a lifetime position as President/Chairman? And, who would be surprised that RMI was not forced to compete for a renewal of their contract in the past 5 years. I think it is called "scratch my back." Favil West is a fraud to be filling a homeowner's slot on the CICC. In my opinion, homeowners are paying three dollars a household to be (you fill in your word). That is a three dollar tax without representation, and the Ombudsman Office has totally failed to be implemented as stated in the laws. He and Randy Watkins live in SCA and have done nothing to resolve over one hundred complaints and have done nothing to try to reduce complaints except by trying to charge homeowners for filing a complaint after they have already been paying \$3 per household for lack of true representation.

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Judy wrote on April 24, 2011 06:35 PM: Anyone who considers taking Robert Hall seriously should check out his background in Hawaii. Criminal activity and the Twinkie defense.....

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Tracey.Donley wrote on April 24, 2011 01:23 PM: Apparently my reply to your post has not been published. Bottom line: HOA management companies bill homeowners for HOA Demand fees. As a member of your HOA board, maybe you should read the fine print a little more closely before signing agreements that allow for such fees to be charged by the company managing your association. People who don't money cannot pay HOA fees. The issue should not be compounded by 3rd parties (collection agencies) with their egregious fees. This delays the transfer of property and therefore the payment of HOA fees. I would be happy to sit with those who can formulate laws as to how this can be achieved with the most money going to the HOA's in the least amount of time. Thank you, and good day, sir.

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Fausto wrote on April 24, 2011 11:30 AM: "Each and every one of them."

Sorry, but you are just wrong. I've served on 3 HOA boards now and I know this special fee is

not charged by the HOA. Your hyperbole is noted.

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Fausto wrote on April 24, 2011 11:27 AM: "It would be extremely beneficial if title/escrow companies were subpoenaed for their records pertaining to every last homeowner who had a short sale fully approved in writing only to be foreclosed upon because of the collection companies' refusal to negotiate back-owed fees"

Sad story, but it's ultimately the inattention to HOA assessments by the homeowner (in other words, they stopped paying the fees) wanting to short sale their home which has cause the assessments to go into collections. The homeowner put themselves in that situation. Seems they are personally responsible for the situation they find themselves in.

I, like the majority of those in Nevada HOAs respect the deadline for when assessments are due and pay them on time to avoid having them go into collections. These people you are speaking of didn't respect the bill. I pay all of my bills on time to avoid extra fees and other problems. Once those fees are charged, I don't have an expectation they can be negotiated. I will ask, but I don't expect a positive answer. If I were not to get a positive answer I certainly don't go crying to the state legislature and demand investigations and subpoenas. People who do are quite frankly wasting the taxpayers money...money which we have less and less of and need more and more for vital programs beyond the special program to bail out a homeowner who doesn't pay their bills.

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Tracey.Donley wrote on April 24, 2011 11:18 AM: Each and every one of them. Maybe with the exception of the Summerlin HOA (but I'd have to check this before I confirm it). Ask them yourself, and if they tell you that they don't charge them, I can show you at least 1,000 HUD 1's on which HOA demand fees are, indeed, notated and assessed by the HOA's... Also, they charge extra if the Demand needs to be "rushed" (received in less than 3-5 days)... Been doing this for 20 years, and am well acquainted with the fees that are being charged homeowners. It is a racket, and the Nevada Real Estate Division is apparently powerless to stop it.

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Fausto wrote on April 24, 2011 11:09 AM: "@ Fausto: it's called a HOA DEMAND FEE"

I've never seen a separate fee in my experience with HOAs. Could you give me a name of an

HOA which charges this?

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Tracey.Donley wrote on April 24, 2011 11:01 AM: @ Fausto: it's called a HOA DEMAND FEE, and it is distinctly separate from the transfer fee and the HOA resale package fee, and it is generally in the \$50 - \$250 range. Sounds like you need to get YOUR facts straight, sir.

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Tracey.Donley wrote on April 24, 2011 10:58 AM: It would be extremely beneficial if title/escrow companies were subpoenaed for their records pertaining to every last homeowner who had a short sale fully approved in writing only to be foreclosed upon because of the collection companies' refusal to negotiate back-owed fees, even when they stood to collect much more money for the homeowner associations that they purport to represent than the homeowner associations would have netted post foreclosure sale. Now that would debase the collection companies' attempt to make this issue solely about "greedy" investors. Don't be fooled by their rhetoric, collection companies have no compassion, and could not care less about homeowners, the Nevada economy, or even the national economy and, in spite of their claims to the contrary, they are driving the negotiations, not the HOA's. They have substantially built their respective empires by sacrificing the weak and helpless, and are intent on influencing politicians to the extent that they can bullet-proof same. Make no mistake, they view 2011 as "an exciting year for collection companies"... Maybe they know more than we "uneducated ... rabble-rousers" know about the fate of SB 174. I am already appalled at all the backdoor wheeling and dealing that has occurred at the state political level. I am especially chagrined that a certain female basically threw a tantrum and threatened her fellow committee members so that she would get the votes that she needed to get SB 174 out of committee. Speaks a lot to this particular elected female, and to her brow beaten, elected party members, who ceded to her out of fear, and most definitely not because they thought that her bill had merit. At the very least, the AG and the FBI need to look into this matter... As we Nevadans have all witnessed before, power does seem to have a nasty way of corrupting...

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Fausto wrote on April 24, 2011 10:41 AM: "On Monday morning you can call any title company and ask them what a demand statement is and how much they cost and you will get your answer"

Umm...no I won't do that. Why? I don't NEED to. I've asked for an example of where I would NEED to according to you and you can't come up with on. That tells me you are just making all of this up.

Your original point was...

"are you ready for this the HOA says you have to pay as high as 165\$ (in some cases more) just to find out what the the balance is owed to the HOA."

I can call up tomorrow and get my balance of my account. FACT. All you can do is mislead. At best from what I can figure you are attempting to speak about, you are speaking of a transfer fee. A lot more is done in the transfer from homeowner to homeowner of a property in an HOA than disclose what the previous owner had not yet paid.

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Concerned Homeowner wrote on April 24, 2011 12:14 AM: In my previous comments I should have said "3,000 homeowner associations" in NV. There are about a million citizens living in those HOAs/CICs and the greedy CICC members are treating those humans like they are farm animals being fattened up for the slaughter when they have to sell out or become another statistic in the foreclosure disaster. And, Hubble, you will be stunned when you check into why the CIC Ombudsman Office position is not filled, and why the entire series of statutes has not been implemented that mandates the Ombudsman Office to serve as the homeowner advocate. You will discover that the Real Estate Division, CICC and Business and Industry Department have been deliberately allowing the business interests and boards to milk the homeowners of hundreds of millions of dollars with no justice for the homeowners. They act just like a new kind of mafia and treat the homeowners like worse than insects! If the "free press" does not drill down on this scandal we homeowners are destined to lose every dime we have put into our homes. I hope I have not over-stated the case, but my wife and I are almost at our wits end trying to deal with such graft and corruption. That Dr. Sollaman may be onto something about HOA syndrome after all!

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Concerned Homeowner wrote on April 23, 2011 11:48 PM: Thank YOU Hubble Smith! You are our hero for exposing this dirty little secret about the massive graft, corruption and unspeakable conflicts of interest within the NV Commission on Common Interest Communities and Condominiums. I hope you are only just starting to report the truth about this rotten commission. Mr. Terry Johnson, the new Director of NV Business and Industry Department is responsible for the unacceptable misconduct of the CICC. I hope you do an early interview with Johnson and get him on the record on exactly what he and the Governor intends to do to eliminate that commission. It can not be "fixed". It has to be terminated. This is a case where the controlling members have too much power to effectively replace them. The only chance to purge the CICC corruption is to eliminate it. It is clear that the whole State would be vastly better off if there was

no CICC. Everything it does interferes with other organization's business and gets in the way of the Real Estate Division for doing its job to ensure there is some sort of justice within the homeowner associations. Hubble, you need to also interview Real Estate Division Administrator Gale Anderson and get her to help you terminate the CICC. And, if she wants to keep it, you will know she is part of the graft and corruption. Imagine that the Division collects \$3 a year from 3,000+ NV homeowners every year to fund the Ombudsman Office and nothing of significant value in terms of homeowner justice is ever delivered! That seems like fraud to me and lots of people I know.

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xslnt1 wrote on April 23, 2011 07:41 PM: On Monday morning you can call any title company and ask them what a demand statement is and how much they cost and you will get your answer after you give them your SS number, credit card number, blood type ,and sperm count. That's another thing about trying to get information about HOA costs when the figures are hidden beneath a mountain of paperwork while signing all the disclosure documents when trying to buy or sell a house, and God forbid a HOA post their fees on their websites (if they have one) for all the service's they provide. I think some people call it being transparent. But hey that would surely not be the way of managing a Home Owners Association in Las Vegas.

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Fausto wrote on April 23, 2011 06:33 PM: xslnt1- So you have NO examples? Typical.

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Jonathan.Friedrich wrote on April 23, 2011 03:22 PM: In 2007 the Commission changed the meaning of a State Statute defining "retaliation" by an HOA Board against a homeowner. Commissioner West wanted to start charging a homeowner a \$25.00 fee to file a complaint against their Board know as an Intervention Affidavit. There has never been a fee for this process. It must be noted that the Office of the Ombudsman which handles complaints is funded by Homeowners who pay a \$3.00 per house fee per year and NOT Taxpayer Dollars! This Commission was trying to limit the number of complaints by charging a fee. The Commission, against the advice of the Deputy Attorney General who represents the Commission, adopted an Advisory Opinion in December 2010 dealing with Collection fee caps while this subject is in litigation in State Court. I have sat through hours and hours of meetings of this Commission and the general tenor is that is favors the HOA Industry participants over the Homeowners who they are supposed to be protecting. So much for the little people who are constantly being abused by the "bully boards". This Commission is nothing more than window dressing! Jonathan Friedrich

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Jonathan.Friedrich wrote on April 23, 2011 03:00 PM: The Common Interest Community Commission was established in 1999 by the State Legislature to give protection to homeowners. This has turned into just another government bureaucracy not doing what it was intended to do. Most of the Commissioners have disclosed some conflict of interests with organizations when they have been considering regulations. The Chairman had to abstain from voting on a Advisory Opinion dealing with caps on collection fees, as his law firm is a paid lobbyist for RMI, an HOA management & collection company in this years session of the Legislature. In December 2009 this Commission invited a number of Collection Companies to a Commission meeting and asked them what they (the Collection Companies) wanted in a "regulation" dealing with the fees these companies charge. The Collection Companies asked for the moon and the stars and got most of what they wanted. It was not until a public hearing that outcries from people in the Real Estate Industry tempered and reduced the fees that the Commission had come up with in accordance with the collection industries desires. Jonathan Friedrich of HOA1234 Dot Com

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bruce.baxter wrote on April 23, 2011 02:43 PM: Anyone that believes the Commission for Common Interest Communities is looking out for homeowner's interests is completely uninformed. Victims seeking redress of wrongs by an HOA are required by NRS 116 to go through an administrative justice system that they control. It is moronic to believe that you will receive justice from this tightly controlled group. However, the spotlight of the media and a tremendous grassroots effort by some of your neighbors at hoadvocate.com is making it uncomfortable on this cabal.

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ths wrote on April 23, 2011 02:38 PM: If you are a homeowner and not an investor SB174 is a good bill. Without SB174 the investors that caused the bubble in the first place is just going to maximize their profit while making all other homeowners in a HOA pay. Many homes often are months behind on HOA fees before the bank shows its hands that the owner is as well delinquent with the primary mortgage. This means many homes are already in the collection process with the HOA. If the new buyer only paid the 9 months of assessments often the HOA would pay out more clearing the costs in collections then what they recoup. I as a homeowner who did not walk away don't want to be further ill affected by now needing to pay costs on another property. If you want to fix costs then change the laws to how collections works, and not just make caps because they sound good. Wait for the backlash if done wrong.

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xslnt1 wrote on April 23, 2011 01:00 PM: Google "why I hate homeowners associations" or read the comments from past Review Journal stories about HOA's ... Payoff statements fees Absorbent fees charged by HOA's to find out what the balance owed from HOA's are just the tip of the iceberg of how ridiculous the business of running an HOA has gotten. L A gangs have more honor than some of these companies.

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Fausto wrote on April 23, 2011 11:46 AM: "are you ready for this the HOA says you have to pay as high as 165\$ (in some cases more) just to find out what the the balance is owed to the HOA."

I am not familiar with any HOA which does this, or charges any cost. Would you like to name the HOAs you are speaking of?

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wham.bam wrote on April 23, 2011 11:33 AM: "Nevada Association Services President David Stone said anyone who says SB 174 conflicts with federal housing guidelines hasn't read the bill." Stone does not want this gravy train to end just yet, especially when he is building a 15,000 sq ft new home in the most expensive community in Summerlin, and buying multi-million \$\$ local commercial properties.

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HomeBoy wrote on April 23, 2011 10:56 AM: Note to Jack Webb; Your observations about Michael Buckley (Partner in Jones Vargus law firm), and his lobbying efforts on behalf of RMI (a CIC Management firm) really scored a bulls eye. Lets all take a closer look at who is currently lobbying the State Senators to gain more control and more power in the hands of these "Volunteer Board Members and Management Companies that hand out MILLIONS OF DOLLARS of our money to favored contractors. Lets start with the first two names on J Friedrich's list. Gary Lein (an accountant for homeowners' associations and management companies.) is facing some tough times at the moment because as I understand it he advised at least one of his "non profit" clients on thier income taxes and put the funds of over 7000 people in jeopardy of being taxed by the federal government to the tune of 1.3 MILLION DOLLARS. I thought Nevada law said that excess funds were to be returned to the members. What's that all about? Then there's Favil West (retired from homeowners' association management and CLAIMS TO BE as homeowner advocate, but his lobby efforts prove otherwise.) Now we are just finding out that "he receives contributions from RMI and Nevada Association Services, a homeowners' association collection agency, for his charitable foundation." Oh – Puleeze! Feed me some more of that. Hasn't any of

our State legislators heard of the “SMELL TEST”?

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xslnt1 wrote on April 23, 2011 10:47 AM: So what else is new? It's a cancer This is just a microcosm of the bureaucracy happening in Washington DC only this bureaucracy is happening with Home Owners Association's in Las Vegas. HOA'S are good as long as everybody has the same interest (which should be to keep communities desirable at a minimum cost.) If you buy a home that has a HOA and the previous homeowner was behind in payments the new homeowner is responsible for the unpaid fees. Now if you want to find out how much the unpaid balance isare you ready for this the HOA says you have to pay as high as 165\$ (in some cases more) just to find out what the the balance is owed to the HOA. Meanwhile every day the balance gets higher and higher. What other businesses get away with this? So where is the leadership that's suppose to look out for the publics interest? Unreasonable fees, ridiculous policies, no vision, no accountability, corruption, cronyism , conflict of interest. All in the name of making a buck. To hell with what the product is suppose to be. Like the guy in the article says "follow the money" Maybe Obama's reverend has it right.

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Buck.Boline wrote on April 23, 2011 09:07 AM: hmmm sounds to me like the Fox is watching the hen house!!

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Fausto wrote on April 23, 2011 08:31 AM: "As servants of the public, we hope you will vote with representing the people who elected you and not special-interest groups that are interested to line their own pockets and in some case(s) create more hardship in a recovering real estate market,"

Mr. Lathigee- That's right, I want our representatives to vote for the best interests of all...not those of a specific group such as the investors which it sounds like you represent.

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Jack.Webb wrote on April 23, 2011 06:52 AM: "Michael Buckley, a partner in Las Vegas law firm Jones Vargas. He's chairman of the commission and his firm lobbies on behalf of RMI Management, a company that manages a number of the 1,000-plus HOAs in the Las Vegas

Valley."

Classic.

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caseyfleck123 wrote on April 23, 2011 02:56 AM: Over the life of a 30 year loan, a \$300 per month decrease would equal over \$100K in savings. Search the web for "Mortgage Refinance 123" website they helped me find 3.118% rate easily. Strongly recommend them for anyone. Good luck.