

Evan_McKenzie_Quote

The following quote is extracted from Dr. Evan McKenzie's site at this link:

http://www.evanmckenzie.com/index.php?option=com_content&view=article&id=27:evan-mckenzie&catid=34:site-content

"My view is that instead of seeing privatopia replace local government, there is a much more complex set of processes going on.

There are different things happening in different parts of the country, but on the whole I see a new relationship evolving with CIDs becoming the lowest level of local government, required to comply with

many of the procedures and safeguards that limit public governments, and serious financial problems emerging in many associations.

Community associations are involved in many of the newest and most difficult issues in civil litigation and public policy, including:

What limits should be placed on the power of residential private governments to regulate the private land uses and lifestyles of their owners?

What kind of oversight and enforcement is needed to ensure that community associations and the professionals who serve them obey the law and function as intended?

What kind of institutional support do association directors, professionals, and owners need? Education, low cost dispute resolution, licensing and regulation of professionals, and public access to information

are among the areas where support is needed.

Are today's associations economically viable, or are many of them vulnerable to insolvency due to foreclosure, absentee ownership, inadequate reserves, unforeseen liabilities and costs, and deteriorating

infrastructure?

Many municipalities are requiring that new construction be in community associations. What are the implications of this practice for meaningful choice in the housing market?

What is the future of "double taxation"? Cities mandate community associations because this gives the city new property tax payers at little additional cost. Community association residents pay two

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kinds of property tax, one private and one public. Developers build "common area" private facilities such as parks and streets and sewer systems, and owners pay for these facilities, along with other

quasi-municipal services, through private assessments...in addition to paying a full share of public property tax. Is this fair?

What is the evolving relationship between public and private local governments? Are they in competition? Cooperating? Becoming more like each other?"