



INCREASING MEMBERSHIP

LEARN TO HANDLE THE BUSINESS OF YOUR HOMEOWNER'S ASSOCIATION - YOU ARE A VOLUNTEER

- ✓ COMMUNITY GOVERNANCE FUNDAMENTALS
- ✓ ETHICS & CODE OF CONDUCT
- ✓ DOCUMENTS & LEGAL STRUCTURES
- ✓ FINANCIAL MANAGEMENT
- ✓ GENERAL ADMINISTRATION & PROCEDURES
- ✓ MEETINGS, ANNUAL & BOARD

West Virginia has no HOA oversight, no advocacy, no mediation, no arbitration, no training, no assistance.

America's HOAs are quasi-governmental and most cannot receive FEMA assistance for natural or man-made disasters to common areas, such as roads or floods.

DID YOU ALSO KNOW . . .

WV Code 36B contains no required disclosure of any quantitative reserve study to permit homeowners an expected dollar amount to maintain their common area over 10-20-30 years to preserve & increase property values.

CONSIDER AN AMENDMENT - THINK ABOUT IT

WV Code Chapter §36B-1-203(2) Provides, in its declaration, that the annual average common expense liability of all units restricted to residential purposes, exclusive of optional user fees and any insurance premiums paid by the association, may not exceed \$300 as adjusted pursuant to section 1-114 (adjustment of dollar amounts), it is subject only to sections 1-105 (separate titles and taxation), 1-106 (applicability of local ordinances, regulations and building codes) and 1-107 (eminent domain) unless the declaration provides that this entire chapter is applicable.

Most new WV homeowner associations, after July 1986, are excluded from the guidance & intent of the entire chapter.

SHARING INFORMATION - INCREASING KNOWLEDGE

Some of the issues we are tackling:

- **PROPOSED LEGISLATION**
- **NATIONAL REPRESENTATION**
Becoming the 1st WV Chapter
Community Associations Institute (CAI)
- **EMINENT DOMAIN**
Transmission lines, state roads
- **PROPERTY TAXES & TAX APPEALS**
(including foreclosures)
- **COMMON AREA PROPERTY TAXES**
Tax sales of flood plains & storm water management
- **LAW ENFORCEMENT**
- **GOVERNING DOCUMENTS**
for example - WV Code Chapter 36B
Uniform Common Interest Ownership Act. (UCIOA)
- **COVENANTS**
Restrictions that run with the land
- **INSURANCE & LIABILITY**
Board of Directors, Common Area, Community Volunteers and Homeowners

GRADUATED MEMBERSHIP FEE SCHEDULE

NUMBER OF HOMES IN YOUR HOA	ONE TIME APPLICATION FEE	ANNUAL MEMBERSHIP DUES
2 TO 25	\$30	\$30
26 TO 50	\$55	\$55
51 TO 100	\$105	\$105
101 AND UP	\$130	\$130
ONE INDIVIDUAL	\$30	\$30
ONE BUSINES	\$130	\$130

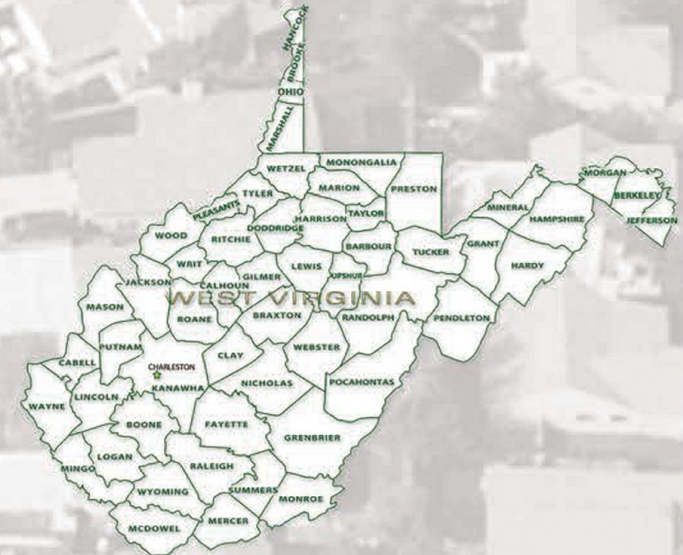


WEST VIRGINIA ORGANIZATION OF HOMEOWNERS ASSOCIATIONS, INC.
P.O. BOX 911 - CHARLES TOWN - WV 25414
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a 501(c)3 nonprofit incorporated in the State of West Virginia



WEST VIRGINIA
HOMEOWNER ASSOCIATIONS
BUSINESSES & INDIVIDUALS

SHARING INFORMATION
INCREASING KNOWLEDGE



Success begins with
awareness for education !

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founded 2009



The *West Virginia Organization of Homeowners Associations* is comprised of homeowner associations, individual and businesses - established with the purpose of the discussion of common problems, the sharing of solutions, the communication of important information to our communities and to be a cohesive force to protect the interests and welfare of West Virginia homeowners.

The Organization's fiscal year:
January 1 to December 31.

DID YOU KNOW . . .

Under Internal Revenue Code 528, homeowners associations are exempt from taxes on income carried forward, as long as at least 60 percent of gross income comes from membership assessments and 90 percent of that income is spent on maintaining the association's property.

A governmental Unit is any municipality or other political subdivision (HOAs are self-governing) or agency of the State of West Virginia or the Federal Government.

Planned Communities - HOAs - are built specifically to be self-sufficient by completely removing the financial burden for infrastructure by state, county and municipalities.

However, many HOAs do pay tax - though they receive no services.

In 2009 Common Area infrastructure (roads, snow plowing, flood plain, landscaping, etc.) financially maintained solely by the members of an HOA challenged and won a Jefferson County Tax Assessment case, Civil Action No. 09-C-117

"IF" the development was built pursuant to WV Code §36B and the declarant reserves no development rights, Common Area tax is VOID.

Are HOAs built pursuant to WV Code 36B, the Uniform Common Interest Ownership Act ?

Some are - some are not. During the WV building boom most developers were unaware or simply ignored the Act by not including it in the Declaration of Covenants, Conditions & Restrictions that run with the land.

Why is this important?

HOAs have the right to enjoy the full intent state laws written specifically to guide & protect them. All HOAs should automatically be included with or without any developer's written statement that the planned community is built pursuant to §36B UCIOA.



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