



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 & SPECIAL

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, e.g. roads & amenities.

DID YOU ALSO KNOW . . .

WV Code 36B contains no required disclosure of any quantitative reserve study to provide 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 [to the CPI] 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.

Many new WV homeowner associations, after July 1, 1986, are excluded from significant guidance & intent of 36B's entire chapter.

SHARING INFORMATION - INCREASING KNOWLEDGE

Some of the issues we are tackling:

- **PROPOSED LEGISLATION**
- **CONTINUING EDUCATION**
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 Chapters 31E & 36B
Uniform Common Interest Ownership Act. (UCIOA)
- **COVENANTS**
Restrictions that run with the land, servitudes
- **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 BUSINESS	\$130	\$130

WVOHOA BROCHURE 2023



WEST VIRGINIA ORGANIZATION OF HOMEOWNERS ASSOCIATIONS, INC.
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a 501(c)3 nonprofit incorporated in the State of West Virginia



WEST VIRGINIA MEMBERS ARE HOMEOWNER ASSOCIATIONS, INDIVIDUALS, AND BUSINESSES

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 in 2009 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% of gross income comes from membership assessments and 90% of that income is spent on maintaining the association's property.
- * HOAs are self-governing, a quasi-governmental agency, responsible for preserving & increasing overall property value. The member homeowners elect their own directors who then handle the business of the corporation, their community.
- * Missing in West Virginia Code 36B concerning common interest communities: declarant/developer disclosure for long term maintenance by requiring a capital reserve study and plan prior to the Deed of Transfer of the common areas to the homeowners.

POPULAR QUESTION: How do we figure out 36B-1-114 to adjust our annual assessment?

Specific to WV Code 36B-1-114 and 36B-1-203 exclusive of optional user fees and any insurance premiums paid by the association, may not exceed \$300* as adjusted to the CPI

we can help - check out our online FAQ page for a handy calculator

* 1994 Acts of the West Virginia Legislature Vol. 2 Chapter 176 Amended from \$100 to \$300

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

Some are - some are not. Many declarant/developers were either unaware or avoided the full intent of the Act by not including it in most WV community's Declarations of Covenants, Conditions and Restrictions.

Why is this important?

Handling the business of the corporation, e.g. planned communities & condominiums, is the responsibility of the homeowners. Those community leaders require guidance, protection and fact contained in the full intent of the Act.

HOMEOWNERS REPRESENTATION
ZONING BUILDER CONTRACTS
FLOOD PLAINS EMINENT DOMAIN
COUNTY ORDINANCES COMMON AREA TAXES
BUILDER BANKRUPTCY WV 36B UCIOA
ANNUAL ASSESSMENTS PLANNING
PROPOSED LEGISLATION
STORM WATER MANAGEMENT

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WVOHQA MISSION: SHARING INFORMATION - INCREASING KNOWLEDGE