



# **HOA WARRIOR II: Responding to Pets, Paint, & Parking in Your HOA: (templates, forms, letters, and philosophy to use when dealing with your board or when you become the board)**

*Shelly Marshall*

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Pets, Paint, and Parking--disputes over the three Ps are usually where people who bought into an association begin to understand that life in an HOA or Condo Association is not as rosy as the real estate agent led you to believe. Sure you don't have to worry about the guy next door putting three or four cars up on cinder blocks in the front yard, but what you do have to worry about now is nosy Nazi neighbors, parking a truck in your driveway, the color you paint your house, the weight of your dog, and how much you are liable for when a bully board loses a lawsuit. You have to worry about the management company giving kickbacks to the board or hiring their cousin Louie to do maintenance, whether the board, management or collection agency is wasting your money or even embezzling it!

You have to worry about tiny infractions of the CC&Rs that may lead to you losing your home.

And you have to worry that even though there are laws in place to protect you, there is absolutely no way to enforce those laws except to sue in court. The attorney general of your state and your local law enforcement will most likely call it a "civil" matter, yet HOA disputes are anything but civil. There are precious few agencies that can help you, and so you must learn to protect yourself. The first line of defense is responding to your board in ways that give you the advantage. This means being professional, understanding your rights, not pissing off the trustees, and unfortunately playing the game.

HOA Warrior II lays the foundation to play the game to your advantage. This is done in forms, sample letters, requests and strategic planning in order to avoid disaster. This ebook explains what type of forms to use, and how to respond to most issues in your Association. The forms are not included in the ebook but you get FREE access to every one in a zip file that you may download for your personal use.

HOA Warrior I tells you how to organize and fight a bully board while HOA Warrior II talks to Members and Trustees demonstrating the best ways to avoid disaster before you get into the HOA wars. This book is intended to help Members prevent the worst case scenario and designed to help them become better board members when it is their turn to serve. The forms are designed for Members, Trustees and Management companies to use.

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