

Heartland 2 – Coolidge, Arizona

FAQs – Homeowner Owners Association (“HOA”)

1. What is a HOA and what does it do?
 - a. The HOA is much like a Condominium Corporation in Alberta or a Strata Council in British Columbia. They manage the common areas in the subdivision. They hire a management company to do most of the work. The executive of the HOA is made up of owners in the subdivision.
2. What document explains the HOA?
 - a. Here is a document entitled HOA 101. Please note this document is not specific to Heartland 2 but it does give some good information about what HOA’s do.

[HOA - 101](#)

3. What other documents are important?

- a. The Bylaws:

[Heartland Coolidge.2.Amended and Restated Bylaws with BOD Approval - 7-23-07](#)

- b. The Design Guidelines:

[Design Guidelines](#)

- c. The Articles of Incorporation:

[Heartland Coolidge.1.Articles of Incorporation-2-3-05](#)

- d. The Declaration of Covenants, Conditions and Restrictions (CC & Rs)

[CC&Rs](#)

- e. The minutes from the most recent meeting:

[Heartland Coolidge - BOD Minutes – Dec, 02, 2010 unapproved](#)

4. Can I see the financials for the HOA?
 - a. Yes, here they are:

[Heartland Coolidge Financials](#)
5. What is a HOA management company?
 - a. Much like Alberta and British Columbia condominium buildings hire management companies to do the management of the common areas, do the accounting, and report to the executive of the HOA.
6. Who is the HOA management company for Heartland?
 - a. The company is called Homeowners Association Management Company – AAM.
 - b. Here is their web page: <http://www.associatedasset.com/>
7. Can I see AAM's financials?
 - a. They are a private company so these are not available.
8. Are the HOA fees that are being paid monthly or quarterly?
 - a. The HOA fees are paid quarterly.
9. What happens if people are late paying their HOA fees?
 - a. The HOA has a process to collect unpaid fees.
10. What are the HOA fees this year?
 - a. They are \$527.08 annually and \$131.77 is paid quarterly. This equals a monthly cost of \$43.92.
11. What say or vote do I have with the HOA?
 - a. You can say pretty much what you want at any meeting and you have one vote like every other home owner in the subdivision.
12. Can I be a member of the HOA executive?
 - a. Yes.

13. Does the HOA have anything to do with the roads and sidewalks?
 - a. No, the City of Coolidge manages these items.

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