

Alliance of Brunswick County Property Owners Associations
3482 Beaver Creek Drive SE
Southport, NC 28461

Arbor Creek, Bent Tree, Brick Landing, Brunswick Plantation, Lockwood Folly, Ocean Ridge, Oyster Harbour, Rivers Edge, River Run, River Sea, Sandpiper Bay, Sea Trail, Sea Scape, South Harbour Village, St James, Winding River

William Bittenbender, President
Phil Sloat Vice President
Alan Curson, Treasurer

April 4, 2012

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The House Select Committee spent a significant amount of time studying the subject of Homeowner Associations and its relationships with its members. The Committee has heard from both sides on a number of many varied and complex issues, both the good and the bad. While we're sure that a number of the complaints heard by the Committee have substance we think it appropriate to look at the issue from a larger perspective.

There are over 17,000 HOAs in North Carolina with in excess of 2,000,000 residents living in these communities comprising approximately 53 % of all North Carolina citizens. While the Alliance of Brunswick County Property Owner Associations (ABCPOA) represents a regional perspective of these associations we thought it might be enlightening to survey some of our members and look at what the numbers showed in terms of complaints, violations and final disposition of these actions.

We received responses from our membership representing 8100 billable lots or units. During 2011 there were 447 units delinquent in paying their assessments and a total of

652 violation notices, including non-payment as well as all other infractions, had been issued. The Associations held a total of 51 hearings and levied fines in 128 cases involving about 1.6% of all units, We believe this is a relatively small number in the context of our Association. Our member associations filed a total of 119 liens or 1.5% and in only 2 cases has the enforcement action resulted in the foreclosure process being implemented. The sample size of 8100, although regional, is significant. It is interesting to note that when presidential political polling takes place in North Carolina as few as 1000 voters across the state may be contacted.

The purpose in sharing these results with you is meant to show that while there are issues in some communities the problem may be more limited than one might think. We certainly support the concept of openness in the dealings of associations with its members; some method of alternative dispute resolution; registration of HOAs by the State as well as licensing of HOA managers.

We look forward to working with your committee on these important subjects. If you have any questions or I can be of assistance please do not hesitate to contact me at your convenience.

Sincerely;

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cc: Ed Stiles, Committee Assistant

