



# Colorado HOA Forum HOA Homeowner Advocates

Promoting Reform in HOA Governance  
July 2022



**IN THIS ISSUE:**

Links may go to our website where the article/content is posted on the page

[HOA Reform not complicated or costly](#)

[HOA Legislation 2022: Six Bills proposed but what will change?](#)

[Proxy use in HOAs: left column](#)

[HOAs can be sued](#)

[Green Valley Ranch Foreclosures: our investigative report to be issued Aug 2022.](#)

[Proxy Voting Bill: watered down and what will change](#)

[HOA/management company/lawyer abuse costly to homeowner](#)

[Green Valley Ranch, HELP!](#)

[Explanation of Articles of Incorporation, Declaration, CCRs, by-laws](#)

[55+ Communities: not what you think?](#)

[Another home "mold" story](#)

[HOA Apartment Fee?](#)

[HOA roof and ceiling repair: finally a homeowner victory](#)

[HOAs can sell/give away community assets](#)

[Defamation in HOA Newsletter results in 7 figure judgement](#)

[State HOA Office can save HOA home sellers millions](#)

[Governor Vetoes HB 22-1387, Reserve Fund Requirements \(our suggestions to overcome veto ignored\) see summary of Bills](#)

[Towing and HOAs, right column](#)

[Taking HOA to court costly and few can afford it](#)

[Small Claims & HOA Complaints](#)



Contact us at: [coloradohaforum@gmail.com](mailto:coloradohaforum@gmail.com) Our web site: [www.coloradohaforum.com](http://www.coloradohaforum.com)

[Join our effort by signing up on our web site](#) and receive all our communications and newsletters: no fee membership.

Write the [Colorado Information Office and Resource Center](#) and [legislators](#) about your concerns with HOA governance and homeowner's rights.

[Get our free brochures](#) on just about any HOA topic: read before and after you purchase your HOA home. Get informed, make better home buying decisions.

Before you pursue any HOA complaint, read your HOA governing documents, determine "what is" as opposed to what you "want things to be".



Call to Action, [See Page 3](#) for issues requesting your involvement.

Selling a Home in an HOA? [Save hundreds of dollars on Home Sale Transfer Fees](#)

You've already paid this fee via your monthly assessment!

**Green Valley Ranch Foreclosures: our investigative report to be issued August 2022**

[This is What HOA Reform should Look Like](#)

[New Head of the Colorado State HOA Office](#)

[Are HOAs Racist? \(middle column\)](#)

[HOA Complaints and Injunctive Relief \(right column\)](#)

[Out of Court Dispute Resolution in the State HOA Office: State supported, very low cost for homeowners and HOAs, saves millions in legal fees](#)

[Our DRAFT proposal for HOA Foreclosure Reform](#)

[HB 22-1137, Foreclosure Reform & Small Claims Court for HOA Complaints](#) Also see page 3

**[HOA foreclosures based solely on fines and fees are not legal beginning August 2022 with HB 22-1137](#)**



[Hey, Where is my HOA Home Sale Transfer Fee Invoice?](#)

[2021 Annual HOA Report from the Colorado HOA Office \(left column\)](#)

[HOAs, not property management companies, own and manage governing documents](#)

[HOA Home Buying, Maintenance, Governance, Finance, and Ownership Guides](#)



# Colorado HOA Forum

## HOA Homeowner Advocates

Promoting Reform in HOA Governance  
July 2022



**IN THIS ISSUE:**

Links may go to our website where the article/content is posted on the page

[HOA Reform not complicated or costly](#)

[HOA Legislation 2022: Six Bills proposed but what will change?](#)

[Proxy use in HOAs: left column](#)

[HOAs can be sued](#)

[Green Valley Ranch Foreclosures: our investigative report to be issued Aug 2022.](#)

[Proxy Voting Bill: watered down and what will change](#)

[HOA/management company/lawyer abuse costly to homeowner](#)

[Green Valley Ranch, HELP!](#)

[Explanation of Articles of Incorporation, Declaration, CCRs, by-laws](#)

[55+ Communities: not what you think?](#)

[Another home "mold" story](#)

[HOA Apartment Fee?](#)

[HOA roof and ceiling repair: finally a homeowner victory](#)

[HOAs can sell/give away community assets](#)

[Defamation in HOA Newsletter results in 7 figure judgement](#)

[State HOA Office can save HOA home sellers millions](#)

[Governor Vetoes HB 22-1387, Reserve Fund Requirements \(our suggestions to overcome veto ignored\) see summary of Bills](#)

[Towing and HOAs, right column](#)

[Taking HOA to court costly and few can afford it](#)

[Small Claims & HOA Complaints](#)

PLEASE NOTE, SOME OF THESE ARTICLES ARE FROM OTHER STATES BUT STILL PROVIDE GOOD GENERAL EXPLANATION.

[HOA Reform 2022: a record year for HOA Bills](#)

[Hey, Where is my HOA Home Sale Transfer Fee](#)

[2021 Annual HOA Report from the Colorado HOA Information and Resource Center](#)

[HOA Reform not complicated/costly but opposed](#)

[HOA Sign/Flag Restrictions mostly a thing of the past](#)

[What is an Apartment HOA Fee?](#)



[The money pit-falls of Boulder's permanently affordable housing within an HOA](#)

[Recall Board Members](#)

[Colorado Metro Districts Require Oversight](#)

[Guide to CCIOA to make research easier #1](#)

[Guide to CCIOA to make research easier #2](#)

[Rules vs Covenants](#)

[Foreclosure Overview \(right column\)](#)

["Open" vs "Executive Session" Meetings \(right column\)](#)

[All About Foreclosures](#)

[HOA 55+: maybe?](#)

[Little Known or Discussed HOA Issues](#)

[Request a Presentation or a Zoom Call](#)

[Buyer and Realtor Should be required to read HOA Governing Documents Prior to closing](#)

[HOA Reserve Funds: an ever present flaw with HOAs \(HB 22-1387\)](#)

[Court Rejects Owner's Affirmative Defenses and Orders Owner to Remove Unapproved Wall Constructed in Front Yard](#)

**Call to Action: write us**

If you have/had issues with Liens, Super-liens, Foreclosures, home sale transfer fees and/or access to HOA records **LET US KNOW**. We are involved in several studies and legal issues and **homeowner feedback is essential**.

**HOA Reform 2022**



Read your HOA Governing Documents to understand the covenants, controls and restrictions prior to pursuing any complaint!



# Colorado HOA Forum

## HOA Homeowner Advocates

Promoting Reform in HOA Governance  
July 2022



**IN THIS ISSUE:**

Links may go to our website where the article/content is posted on the page

[HOA Reform not complicated or costly](#)

[HOA Legislation 2022: Six Bills proposed but what will change?](#)

[Proxy use in HOAs: left column](#)

[HOAs can be sued](#)

[Green Valley Ranch Foreclosures: our investigative report to be issued Aug 2022.](#)

[Proxy Voting Bill: watered down and what will change](#)

[HOA/management company/lawyer abuse costly to homeowner](#)

[Green Valley Ranch, HELP!](#)

[Explanation of Articles of Incorporation, Declaration, CCRs, by-laws](#)

[55+ Communities: not what you think?](#)

[Another home "mold" story](#)

[HOA Apartment Fee?](#)

[HOA roof and ceiling repair: finally a homeowner victory](#)

[HOAs can sell/give away community assets](#)

[Defamation in HOA Newsletter results in 7 figure judgement](#)

[State HOA Office can save HOA home sellers millions](#)

[Governor Vetoes HB 22-1387, Reserve Fund Requirements \(our suggestions to overcome veto ignored\) see summary of Bills](#)

[Towing and HOAs, right column](#)

[Taking HOA to court costly and few can afford it](#)

[Small Claims & HOA Complaints](#)

PLEASE NOTE, SOME OF THESE ARTICLES ARE FROM OTHER STATES BUT STILL PROVIDE GOOD GENERAL EXPLANATION.

[How to make voluntary HOA assessments mandatory](#)

[Towing and HOAs](#)

[Worth Repeating: HOA Management Companies Don't Own Your Governing Documents, Financial Information, Homeowner Account Data, etc.](#)

[HOAs Right of entry into your home](#)

[Are HOAs Racist?](#)

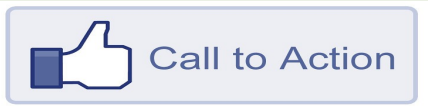
[Non-Disclosure Agreement \(NDA\) for Board Members insulting, questionable use and likely illegal](#)

**Small Claims Court for any and all HOA Homeowner Complaints:**

We are still pursuing this issue addressed in HB 22-1137. If you go to Small Claims and seek injunctive relief against the HOA this may not happen due to the confusing verbiage in this Bill. The HOA Office and the Small Claims Court in your area need to publish rules for Small Claims Court use for any and all HOA homeowner complaints. This has not happened in detail. The cost of this venue will involve a filing fee and we recommend you get an attorney as the HOA will have legal representation (expect to pay \$1,000++) and the HOA will incur several thousand in legal costs. If the HOA wins you most likely will pay their legal costs and if they lose the HOA homeowners will pay HOA and your legal costs: someone will pay for HOA legal costs. This process could skyrocket HOA legal costs for representation in Small Claims over any and all homeowner complaints. Before you use Small Claims (effective mid August 2022) call the court to find out if your case is acceptable.



[Our HOA homeowner dispute resolution process](#), endorsed by several State studies, places this function within the State HOA Office, saves homeowners and HOAs millions each year, no cost to taxpayers or businesses, no costly attorney fees for nearly all complaints, total costs to file a complaint and get a decision \$50 or less, paid for with \$1.75 fee per home per year.. Read about this and [ask your legislator to support us in this matter.](#)



**[HOA Home Sale Transfer Fees: become an expert on this misunderstood and abusive fee](#)**

If you or anyone you know has paid an HOA Transfer Fee when they sold their home in 2022 we want to hear from them. We will be pursuing full or partial refund of this fee through the court system over the next several months. We need home buyers/sellers documents showing this charge and amount. [Learn about this abusive, excessive and duplicate billing fee.](#)

**Call to Action: write us**

**If you have/had issues with Liens, Super-liens, Foreclosures, home sale transfer fees and/or access to HOA records LET US KNOW. We are involved in several studies and legal issues and homeowner feedback is essential.**

Send us your ideas for topics to research and any criticisms or corrections to content on our website. Also, before going to a lawyer think about asking us for a comment. We try to keep homeowners out of court and provide options to your problems. We are not lawyers and we are not a substitute for legal counsel but can provide insight on your issue based others experiences.