

# New Neighborhoods: The Consumer's Guide to Condominium, Co-op, and HOA Living

Gary Poliakoff, Ryan Poliakoff

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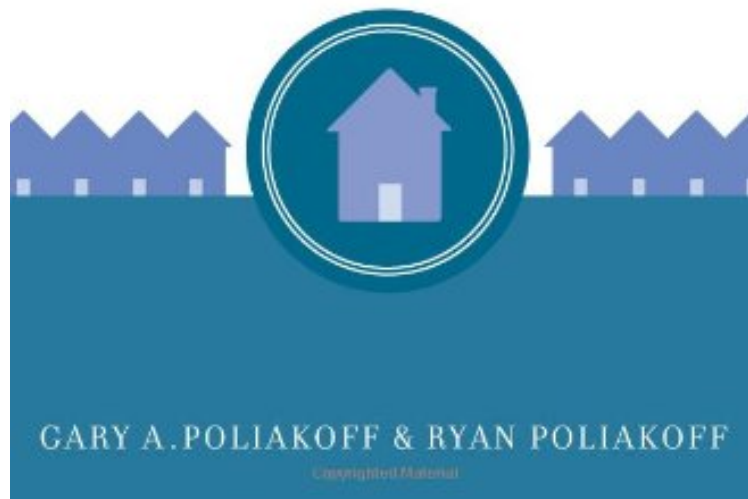
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"New Neighborhoods" is written by experts to help you make the best choice. The book, which mixes real-life examples with insights and humor, guides readers through the basics of owning a home governed by a community association . . . The best resource of its kind."  
—Ellen Hirsch de Haan, JD, president, Foundation for Community Association Research

# NEW

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## Neighborhoods

The Consumer's Guide to  
Condominium, Co-op, and HOA Living



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**Gary Poliakoff, Ryan Poliakoff : New Neighborhoods: The Consumer's Guide to Condominium, Co-op, and HOA Living** before purchasing it in order to gage whether or not it would be worth my time, and all praised New Neighborhoods: The Consumer's Guide to Condominium, Co-op, and HOA Living:

1 of 1 people found the following review helpful. Excellent primer for condo owner and has good coverage of the

basics for a new board member  
By Minn. Family  
I have a condo in FL that is currently going through agony trying to implement a no smoking policy. This book gave me a good overview of condo law - to the point that I understand a lot of the legal implications that will come into play as my community wrestles with this issue. It's no substitute for good legal advice, but it sure will help me identify when the board is doing things right or wrong and it will help me work with condo legal counsel if I ever need to do that directly. I have highlighted a number of blocking-and-tackling types of things that our association needs to pay attention to - I plan to work with the board to make sure they are taken care of. This is a really good book for the new board member - it isn't in-depth, but until the new member internalizes what this book covers, they aren't ready for an intermediate/advanced book on the topic. At the end of the book, there is a good list of further reading.  
1 of 1 people found the following review helpful. A must-have book!  
By Customer  
If only every condo or HOA board member both read and believed this book... Surprisingly, the reading is down to earth and enjoyable, perhaps even entertaining reading. It presents the wisdom of a lawyer-specialist without the expected dry toast that some lawyers are known for. Truly an enlightening read and a treasure to those who truly desire to understand and to do things the way they should be. That said, this is an excellent read for any purchaser of common-ownership property.  
0 of 0 people found the following review helpful. Good Info for a New Lifestyle  
By MSHeltsley  
It's not a pleasure read, and I had to take it in small doses. I bought this book because I was running for our Community Association BoD and wanted some insight to planned community living. Having never lived in this type of community before, I was interested in knowing the gritty details! The book was enlightening - almost made me withdraw my candidacy. I didn't and I was successful, so I can't say I wasn't warned. I hope the knowledge gained from this book will help me to be a more effective director.

New Neighborhoods is a non-fiction consumer's guide that details the most important aspects of buying or living in a Shared Ownership Community (condo, co-op, or HOA) as well as provides in-depth information on how to effectively serve as a board member or volunteer. It uses humor, anecdotes and a relaxed, conversational writing style to explain what has become a very difficult legal and social minefield. The book guides readers through choosing their home; clarifies their rights and responsibilities; explains how associations operate, collect money and hold meetings and elections; and also details some of the crazy rules and regulations that have arisen around the country--and how to know when to follow them.

Imagine that you've just opened up the board game Monopoly for the first time. You're sitting around the coffee table with your family and everyone's excited, then you discover that there are no rules in the box. In fact, there are no printed rules anywhere. So, being the ingenious parent that you are, you and your family come up with your own rules to play and Family Game Night proceeds unfettered. Nice job. But what happens when your family decides to play against another family, and they've come up with their own set of rules? What happens when you go to a tournament and everyone has defined the rules in accordance with their own Family Game Night? This is kind of what its like to organize a housing community. Everybody has the same pieces, and the same goal, but nobody quite knows what rules work best. That's where Gary and Ryan Poliakoff come in like Moses from the mountain and deliver unto us the definitive guide for living in these dens of litigious chaos, "New Neighborhoods: The Consumer's Guide to Condominium, Co-op, and HOA Living." Essentially, this is the rule book. It offers a point by point compendium for how condominiums, cooperatives, and planned developments typically work, so that when somebody decides to make their home a day care center next door, and suddenly your back yard succumbs to a child infestation, you have a quick resource for what you can do about it. You'll also learn the laws regarding what actually belongs to you, and what belongs to the community, what you can sell, and a general sense of what say you have in what goes on in your development. I say 'general sense' because every development is different, and in those gray areas where laws vary from state to state, the Poliakoffs have taken special care to point you in the right direction for further research. All of the information contained in "New Neighborhoods" would be a godsend in itself, as I've never seen such a book before that wasn't over 1000 pages and didn't have a plain leather face that had the word 'Law' printed in gold lettering on the cover. Indeed, "New Neighborhoods" has quite a bit of legalese in it, but the authors' delivery is often spot-on hilarious, and the comic illustrations offer wonderful relief to the complicated ins and outs of statutes, rules and regulations, collections, maintenance, et cetera, et cetera. The Poliakoffs speak with such a natural dialogue and verve that reading many of these chapters repeatedly is easy (which, believe me, you will have to do if you want to learn it). The chapters and subheadings are short and accessible for those who need to cruise through on high speed to find a particular section. The only regretful omission is that of a glossary for some of these overwhelming terms, but even that is miniscule in comparison with the vast amounts of knowledge contained in this short, expertly written, hand book. Even in my short adult life, I have amassed enough experience to understand the vast gray area that comes with living under a homeowner's association. Most of the time residents are powerless against the board, making each development feel like its own tiny dictatorship and, with "New Neighborhoods", The Poliakoffs have just handed us the Magna Carta. With cartoons. --Eric Jones for Book .com  
About the Author  
Gary Poliakoff, one of the world's foremost authorities on community association law, is the author of a nationally published treatise, The Law of

Condominium Operations. Ryan Poliakoff is inaugural president of The Ocean Palms, a \$100 million condominium property in South Florida.