

People move into an active adult community for many reasons, including a low maintenance lifestyle and community activities. However, there are a few cautions in association life. Follow this chart to take advantage of the pros and minimize the cons of a 55+ Association.

Pros



ACTIVE LIVING AT ITS FINEST

Residents like to keep physically and mentally active. To ensure your community is engaging its residents:

- Monitor activities and amenities for usage.
- Poll residents for new activities and amenities.
- Support a committee that keeps events going.

SENSE OF COMMUNITY

A community of people at the same stages of life will enjoy staying connected.

- Encourage efforts to check in on each other. Offer group events such as BBQs, book
- studies and sports contests.
- Invest in improvements to your common areas so they are conducive to gathering and mingling.





MAINTENANCE-FREE LIFESTYLE

Whether homeowners are retired or still working, mowing, snow shoveling and other tasks are no longer their job.

- Make sure your services are top-notch.
- Keep communicating the schedule of maintenance.
- life you offer.

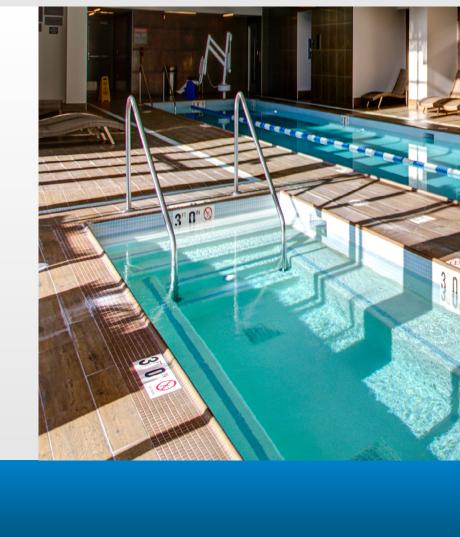
Let residents know the value of the carefree

Many communities offer special safety features such as gated access and security patrols

SAFETY AND SECURITY

that make them more secure than the average neighborhood. Make sure your amenities are safe for the over-55 crowd by installing ramps, grab bars and

other equipment to help residents enjoy life worry-free.





Cons

RULE BREAKERS Residents who break the rules contribute to disorder in the community and cost the

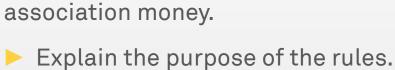
conflicts over wafting cigarette smoke, pet waste and noise. To alleviate this:

COMMUNAL LIVING

Communicate the rules on a regular basis.

Living more closely together means there are

- If an issue such as heavy smokers becomes chronic, consider amending your declaration, rules and regulations to ban
- the offending behavior.



Deal with violations fairly and consistently. ► If waiving fines, rely on precedents with other residents.





FINANCES Some 55+ residents may be downsizing their

Work closely with your property accountant and manager to make decisions that are manageable for all.

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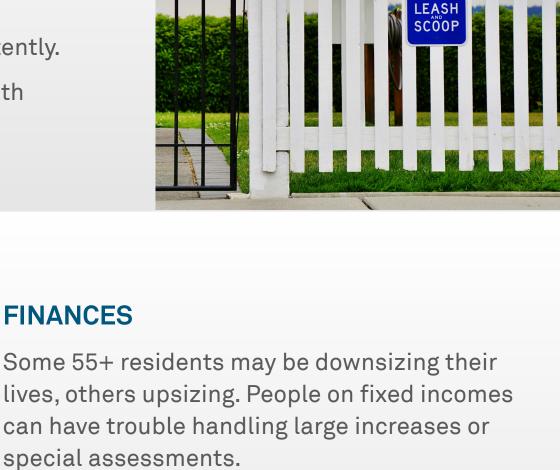
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