



December 2017 - The Sharper Focus



Thank you for reading our newsletter to all homeowners in Associations managed by Sharper Management. The goal of this newsletter is to touch on general ideas and helpful topics as they relate to living in a common interest community. We hope you find this information useful.

Snow Contracts and Expectations

As much as we all don't want to admit it, winter is coming back to Minnesota. When the white stuff starts to fall again, it's important for homeowners to understand how specifications in snow contracts will affect when snow is removed from your roadways and driveways.

First off, every snow contract is unique. To better understand the nuances of your contract, check with your Board or contact Sharper Management. We are happy to share this information with you.



In this article, we will be covering some of the most common specs of a snow removal contract.

Specs that will affect your contract include:

Trigger Depth - Most contracts will state an accumulation total that must be met before snow service will commence. This can be anywhere from a trace up to multiple inches. For most, it is somewhere between 1 - 2 inches. This can be one of the biggest variables in the pricing of your snow contract.

Accumulations - The definition of "trigger depth" is important. Does your contract state that service will happen when the trigger depth has been met for a single snow event/storm, or is it vague regarding at what point trigger depth is met? There is a significant difference between the definitions. For example, you could have a winter where less than 1 inch of snow accumulates per event, but there may be many events like this in a relatively short period of days thus creating heavily packed drives in your association. Most contracts are written "by event".

Timing - The second most important component of your contract is the time in which snow service must be completed. For most contracts, "final cleanup" is somewhere between 6 - 12 hours after the snow has stopped falling. This timeline is also subject to snow accumulation totals. The more

snow received, the more time allowed for cleanup.

Open-Ups - Most contracts provide for an open-up during snowfall events that exceed a particular total. For example, if 4 -6 inches of snow depth is met, but the event has not stopped, it is common for an open up to happen. Open-ups are simply done to allow vehicles to come in and out of the complex. They are not the same as a final clean up. Open-ups generally consist of a single pass through the roadways with the plow. One thing to define in your snow contract is whether open-ups include driveways, or just main roadways. Typical language states that an open-up will occur prior to ___AM and/or after ___PM.

Knowing a bit more about how your snow contract is written may alleviate some frustrations over the coming months. Stay safe this winter!

Top Ten Benefits of Living in an HOA

As an HOA homeowner, you already have good reasons for why you've chosen to live here. However, it's always interesting to hear from others why HOAs are a benefit to owners and the community. We recently came across this Top Ten Reasons list in an industry publication and wanted to share. Enjoy the read!



1. HOAs preserve the nature of the community and protect property values by delivering services and providing a safe, well-maintained living environment.
2. HOA regulations are another layer of protection against neighborhood degradation, and an effective means to maintain community standards and protect property values.
3. HOAs lessen the need for local government oversight of housing conditions. Most municipalities are not equipped, i.e. do not have the manpower - to monitor housing.
4. Homeowners in HOAs have a vested interest in reporting and correcting problems from architectural and building code violations to illegal parking and landscaping issues.
5. HOA leaders live in their communities and better understand the needs of the community, from the delivery of core services, such as waste collection, to amenities and decisions affecting the future of the community.
6. HOAs promote a higher level of civic involvement than municipalities, in terms of voting, meeting attendance and volunteerism.
7. By definition, planned communities offer a more efficient use of land to address the growing issue of urban sprawl associated with unplanned development.
8. Land-use efficiencies can make homes more affordable, a benefit for first-time home buyers, retirees and low- and moderate-income families.
9. Many HOAs maintain swimming pools, tennis courts, playgrounds and other amenities that most Americans cannot afford on their own.
10. Associations offer a sense of community.

Happenings from Home - Highlights from the Sharper Management Office

As the Sharper Management family continues to grow, we're happy to introduce the following new members to our team.



Sharper Management Welcomes:

Mike Miller - Community Manager

Mike's primary focus will be managing the large and complex



Devonwood Condominium Association in Bloomington. As we go in to 2018, his portfolio will be rounded out by two other associations in Bloomington. Mike is an experienced Property Manager who comes to Sharper from the Seattle market. *"Mike brings a depth and breadth of industry experience that should position him for immediate success. We are excited about Mike's background, skills, expertise and overall professionalism. He will be a wonderful representation of Sharper Management as he works with his Boards and the communities he will manage,"* states Matt Froehlich, Partner and Chief Operating Officer.



Aaron Osowski - Assistant Community Manager

Aaron comes to Sharper Management with a background in property management. A rental associate at a 66-unit complex where he was responsible for leasing, tenant communication, and assisting in unit turnovers, gives him a solid base upon which to build. He's looking forward to learning the ins and outs of HOA management and the various rules and regulations of the industry.



Eric Reinke - Assistant Community Manager

Eric's has an extensive background in real estate. As a past Realtor, he enjoyed helping people find properties that were the right fit. His experience also includes customer service in the automotive industry and education. A passion for learning and assisting home owners along with a desire to know more about the property management industry are reasons he was drawn to this position.



Nick Harris - Assistant Community Manager

Nick has been involved in real estate and property management since 2012. First in residential (multifamily) property management where he was a Manager of a 60 unit property and then as an Assistant Property Manager of a 424 unit complex. He also has experience in commercial real estate management and leadership.

Interested in more news from Sharper Management? Check out our weekly blog.

<https://sharpermanagement.com/blog/>

Things to Do Around Town

The holiday season is wonderful! We've highlighted some of the things we think will be fun. We've also included a link to the City of Minneapolis for upcoming local events. Enjoy!

<https://www.minneapolis.org/things-to-do/seasonal-highlights/holidays/family-holiday-fun-in-minneapolis/>



How the Grinch Stole Christmas

Whoville is experiencing a seemingly unstoppable crime wave-and who, oh who will save Christmas? CTC's all-time audience favorite musical brings alive the songs, the story and the Seuss in mega-doses of spirited storytelling and fanciful rhymes. Come boo the most loathed Christmas villain-and woo-hoo! for a beloved holiday tradition guaranteed to grow anyone's heart three sizes.

When: November 17, 2017 - January 7, 2018

Where: Children's Theatre Company

Holidazzle 2017

Come celebrate the winter wonderland that is Minneapolis at the annual Holidazzle! A holiday destination for people of all ages, this year's Holidazzle features stories highlighting local people, products and places that showcase the food scene, art district, park system, active lifestyle, local entertainers and community groups that make Minneapolis unique.

When: Thursdays - Sundays | November 24 - December 24, 2017

Where: Loring Park

Mazes at the Science Museum

Maneuver your way through a collection of mind-bending adventures, 3D puzzles, and full-body games. Join fellow visitors in a fun quest to perfect your problem-solving skills and cultivate your creativity!

Climb through an intricate rope maze, wind your way through an elaborate floor maze, run a marathon with your fingers in a finger maze, get lost in a network of color in a color maze, and use all you've learned to create your own maze for others to navigate. Perfect for families of all sizes and age ranges!

When: Now through January 7, 2018

Where: Science Museum of Minnesota

Santa Saturdays

December is a great time for the Minnesota Zoo! If you're looking for the perfect holiday photo, bring your family and camera for a day out.

When: December 2, 9, & 16 | 11am-1pm

Where:

Minnesota Zoo

Holiday Lights Trolley Tour

Start a Holiday tradition in the Twin Cities Holiday Trolley. Go on a Public Tour or rent it out for a private ride around the cities. Enjoy holiday music and treats and you ride past the best decorations in town. This trolley tour is sure to get everyone in the holiday spirit!

When: Friday, Saturday and Sunday nights in December

Where: Around Minneapolis and St. Paul

Price: \$25 for ages 17 and under | \$30 for adults

Need Help Renting and Managing a Townhome or Condo?

Think Advantage Home



A sister company to Sharper Management, Advantage Home helps homeowners and investors manage their single-family residences.

Since your Association is already affiliated with Sharper Management, renting your home through Advantage would have extra benefits you wouldn't find in another property management company. Those benefits include:

- A thorough understanding of Associations
- Information sharing regarding governing documents, rules, and regulations is efficient between Sharper and Advantage Home - Advantage is literally right down the hall
- The Sharper Management maintenance staff is already familiar with your Association's property
- Our emergency response team is fast and effective

If you or someone you know is interested in renting their townhome or condominium, have them contact jeff@advantagehomemn.com.

Learn more at advantagehomemn.com

Resale Disclosure Documents

A resale package is a packet of vital information provided to those purchasing a condominium or a home in an association. The package includes a complete set of recorded documents that govern your association. Typically, the documents included are: Annual Financials, Articles of Incorporation, Budget, Bylaws, CC&Rs, Insurance Declaration Page, Regular Meeting Minutes, Resale Certificate/Demand, Reserve Report, Rules and Regulations.

If you're in the process of selling your townhome or condo, you may find resale disclosure documents via the Sharper Management website. Visit us at sharpermanagement.com. Look for the Resale Disclosures link in the menu bar. Or, [click here](#).

