



## May 2019 - 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.

## Advertising Directory

We strive to continually add valuable content and resources in our newsletters. Starting this month, you will see promotional ads from local businesses within the newsletter and on our website. Click the ads to view more from each business or view other promotions on our website, by [clicking here](#). We will be adding to the list throughout the year.



## Getting Ready to Sell in an HOA

Prepping for the sale of your home doesn't need to be an arduous task. Just like selling any other single-family home, selling your townhouse or condo may require a few interior updates and fixes, but there are also a few simple things that you can do that will go a long way in adding appeal to your property.



### Simple Tips for Selling

- **Clean and re-organize your space** - As long as you're trying to sell your CIC property, you will need to keep it clean and organized in case of any last-minute showings. Rooms should be re-arranged to appear spacious, and storage areas should be emptied, when possible, to make them appear larger.
- **Depersonalize your space** - Take down or remove items such as your photos on the wall, religious items, knickknacks, worn-down furniture, and other personal items.

Potential buyers want to envision themselves in the space, and a non-personalized space can help them do that.

- **Little updates go a long way** - Updating things like cabinet hardware or outlet covers will help the space feel updated without a lot of effort. If your walls aren't already neutral colors, then re-paint them so they'll appeal to a wide range of buyers. In general, a new coat of paint will make a space look better.
- **Focus on your kitchen and bathroom** - The kitchen and bathroom are big sellers in any home. Make sure they are clean! If your bathtub has mold in the grout, scrub it or reroute the lines to freshen them. Remove clutter from your kitchen countertop space. This will make even a small kitchen seem larger.
- **Be flexible with your showings** - Stay courteous and responsive when dealing with potential buyers. Flexibility when setting up a showing will help move you to sale faster.
- **Choose the right realtor** - Make sure you choose a realtor who knows how to market an HOA property. Ask questions about where they plan to market your home. Does include a full range of the most popular real estate websites such as Realtor.com? Will they bring in a professional photographer to ensure your online photos make your home look its very best?

With these helpful tips, you should be able to expertly present your property to potential buyers. Remember to also play up the benefits of your HOA.

As the seller, you'll need to provide resale documents to your potential buyer. You can find this information on our website. Visit [sharpermanagement.com](http://sharpermanagement.com) and look for the Resale Disclosures link in the menu bar. [Or, click here.](#)

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## How Associations Work - Sharper Management's Role - A Closer Look



We often are asked about services homeowners perceive to be the responsibility of the management company. In actuality, contracts vary from one HOA to another depending upon the HOA's budgets and needs.

The duties of the management company will be outlined in the Management Agreement and often involve both administrative and site management services, but not always. Depending on the needs of the association, you may have a financial only contract with your management company, or a contract by which outside contractors manage the association's grounds.

### Financial-only

- With a financial-only arrangement
- Management of the reserve fund (savings account)
- Accounts payable
- Budget prep
- Tax prep
- Dues and collections management
- Resale disclosures

### Full-service

- With a full-service arrangement some of the typical items the management company is responsible for include are;
- Property inspections (frequency determine by contract)
- Contractor bidding and supervision
- Policy/rule enforcement
- Correspondence
- Dedicated community manager (onsite or offsite as per individual HOA needs and contract)
- Meetings
- Handyman services
- 24/7 emergency services
- Full-compliment of financial services (as noted above in financial-only list)

Each HOA determines the level of service they would like to receive and contracts with the management company and the associated fees for services are dictated by the contract.

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## Summer Living in an HOA - Nuisance Barking

As summer approaches, it's inevitable that noise complaints in many forms will arise within an HOA. One of the most common issues is barking dogs.

The definition of nuisance barking varies from one association to the next, and some City Ordinances, but examples of common definitions include:

Nuisance noise from a dog is defined as barking, yelping or whining for more than 5 minutes in any 1-hour period.

Excessive barking is barking that is persistent and occurs for an extended period-of-time or on a repeated basis. When determining if barking is a violation, consideration will be given to the time of day, duration and frequency of barking.

No animal shall be allowed to annoy residents unreasonably, to endanger the life or health of other animals or persons, or to substantially interfere with the quiet enjoyment of others. Pet owners shall be deemed in violation if their pets:

- Consistently or constantly make excessive noise;
- Cause damage to or destruction of another's property;
- Cause unsanitary, dangerous or offensive conditions, including the fouling of the air by offensive odor emanating from excessive excrement; or
- Create a pest, parasite or scavenger control problem which is not effectively treated.

Most HOA's will require a formal complaint in order to taken action regarding issues such as nuisance barking. Checking your association's rules and regulations around is the first step to take. It is also to important to understand that the subjectivity of the terms "nuisance" and "excessive" can put the association in a difficult position. Homeowners need to be aware that most cities have pet ordinances and that avenue is also a means for remedy of persistent or subjective pet issues.



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## Things to Do Around Town

We've highlighted some of the things we think will be fun to do this winter. We've also included a link to the City of Minneapolis for upcoming local events. Enjoy!



<https://www.minneapolis.org/calendar/seasonal/summer-events/>

**Open Streets 2019, Lyndale**  
**June 2nd, 2019**  
**11:00am-5:00pm**  
**Lyndale Ave S from 22nd St W to 54th St W**

Open Streets Minneapolis is a free event bringing together community groups and local businesses to temporarily close major thoroughfares to car traffic, opening them up for people walking, biking, rolling, and playing.

**Northern Spark June 14th-15th, 2019**  
**Minneapolis and St. Paul**

Celebrate your love of art all night at the Northern Spark festival. From sunset to 2am you can explore downtown Minneapolis and see things like giant video projections, play in temporary

installations, and enjoy experimental performances in green spaces. This year's festival theme is "We Are Here", and will take place over two nights in St. Paul's Rondo neighborhood, the American Indian Cultural Corridor and The Commons in Minneapolis.

**Stone Arch Bridge Fest June 14th-16th, 2019  
Minneapolis Riverfront**

Kick off the start of summer with us at the Stone Arch Bridge Festival, one of the first outdoor festivals of the season! Located at one of the most iconic places in Minneapolis, the Festival is filled with people excited for the season.

**Inaugural Summer SKOLstice  
June 20th-22nd, 2019  
TCO Stadium at Viking Lakes, Eagan**

Introducing the Summer SKOLstice! The 3-day midsummer festival will incorporate music, food and art with Nordic flair and feature performances by local, national and international acts. Viking Lakes and 262 Five, Ltd. have curated a musical line-up that crosses genres and transcends generations -with something for everyone, Summer SKOLstice is sure to become an annual tradition for the entire family to kick-off summer!

**Uptown Food Truck Festival  
June 23rd, 2019  
Lake & Hennepin**

Over 65 food trucks showcasing the best local and global dishes ranging from crispy pork belly and green papaya salad to gourmet mini doughnuts and wood fired pizzas. Spend the entire day eating or see what else this popular festival has to offer including two separate stages featuring multiple live bands and DJ's and multiple games and give-aways.

**Open Streets 2019, Lake and Minnehaha  
July 21st, 2019  
11:00am-5:00pm  
E Lake St from Elliot Ave to Minnehaha Ave; Minnehaha Ave from Lake St to E  
Minnehaha Parkway / Godfrey Parkway**

Open Streets Minneapolis is a free event bringing together community groups and local businesses to temporarily close major thoroughfares to car traffic, opening them up for people walking, biking, rolling, and playing.

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## 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](mailto:jeff@advantagehomemn.com).

Learn more at [advantagehomemn.com](http://advantagehomemn.com)

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