

Why Use a Management Company?

Red Oak Associates was formed to provide exceptional owner association management services to community associations. Unique in the field, Red Oak does not insist on providing full management services.

Often, some work can be done by volunteers in the community while Red Oak performs other functions. Working with your Board of Directors, Red Oak provides a blend of specifically tailored services.

While a fully self-managed association can have less cost in the short run, it is important to keep in mind wider ramifications. With our busy schedules, family time, keeping on top of the economy, and other pressures, actions to limit how much is required of each volunteer helps to minimize risk of burnout.

Additionally, conflicts of interest, whether real or imagined, and other problems can creep into the mix when neighbors try to enforce rules against neighbors, when collecting assessments, or in other activities.

Resentment toward the board and other volunteers, due to these and other factors, can build in the community to where animosity is more prevalent than neighborliness. Law suits sometimes brew, threatening greater expense.

Utilizing professional management can help you through these difficulties or help to avoid them entirely.

We understand the importance of a vibrant community. Our work increases property values and neighborhood appeal through proper enforcement of the rules, clear and friendly communications, good fiscal management, and community enhancement projects. Red Oak can offer numerous specific recommendations for building or improving on a sense of community. And we specialize in reasonable covenant compliance, having a reputation for gradually improving community pride.

We recognize the importance of professional relationships and clear communication with association boards, owners, residents, and vendors of the association. Red Oak offers well-informed and professional advice on evolving issues that effect your community association. We understand the importance of long-term planning and advocate appropriate rules and regulations, effective avenues of communication with the residents, and appropriate levels of reserves to maintain the livability and the value of your community. We practice careful administration with attention to detail including maintaining well-organized computer and physical files. Our written communications are sufficiently informative, accurate, efficient, and timely.

We believe the actions and attitude of the association manager contributes significantly to building a stronger sense of community with increased owner / resident involvement and investment in the neighborhood. This, in turn, has a tangible effect on the property values in the community. Red Oak has the knowledge and experience to guide your association to be a more exceptional community.

Most of our work is done for an hourly charge. We have found this to be best for both the association and this company as it minimizes concerns that money is being paid for work not delivered. It also helps to minimize mediocrity. These tendencies tend to plague this industry, in part due to flat-rate management fees.

And the initial consultation, with the board, is at no charge.