

The Hanover Square News

Hanover Square Condominium Association

Editor's Message

"Whaaa, whaaa, whaaa, I got a violation notice, sob, sob. It's not fair, you're picking on me. It's my house and I can do what I want in it. Others are getting away with murder around here while you are picking on little me. I'm going to get an attorney to sue your pants off."

The first time you receive a "violation" notice you may feel, well violated.

"What did I do, I was just minding my own business and wham, I was blind-sided."

Unless you study the rules and abide by them you are likely to eventually run afoul of them.

I own several properties in the association and get my share of notices. Since August 1994, I have received 70 notices, the last one I received was in August 2001. In the old days when maintenance items were considered and handled as violations I could come home to a mailbox jammed with them.

The first time I got a notice was the worst, the next not quite so bad, the next not bad, the next standard procedure, the next so hum. What had happened here, I grew up.

The violation notices had not changed, I had. I had learned how to respond to these in a way that is normal, acceptable and healthy for me and the Association. I had learned to expect things like this and to accept the responsibility for dealing with them.

Mad because your neighbors are "turning you in"? We ought to give these squealers what they deserve

a big THANK YOU.

These people are watching out for the majority of the Association members by seeing to it that the rules that the majority have agreed to live by are observed. They are keeping an eye on things for us.

lma

The Rise of the CID

In 1972 when Hanover Square was formed there were 14,000 associations in the U.S., in 2000 there were approximately 250,000 associations in the U.S. with an estimated 40 million residents in these associations.

Condominium associations such as Hanover Square are a form of Common Interest Development or CID for short. CIDs are now big business and could be the future of housing in the U.S. In addition, because of the large number of people in CIDs, the residents of these developments have the potential to become a major political force in the future.

Early land use:

In early times land was either open for anyone's use or individually owned. In medieval England feudal lords controlled land and would assign areas for the peasants to farm. Land not assigned to farming or land from which the crops had been harvested for the year could be used by anyone for whatever purpose, grazing live stock, hunting, etc.

Sharing Resources:

Some rich land owners formed private neighborhoods by the use of restrictive covenants (limits on the use of the property placed in or attached to the deed). Via this method, the wealthy were able to combine their resources to get things they couldn't get alone, private parks, horse stables, yacht clubs, etc. A neighborhood could agree to support and perpetuate an amenity and this obligation would be binding on future owners.

CID Conception:

The idea of the CID was proposed in the late 19th Century by Ebenezer Howard. Howard read Edward Bellamy's book "Looking Backward" and was fascinated by the modern society described in the book. Bellamy's book was a fantasy about a man who dreamed he had been hypnotized in 1887 and awakened from this hypnotic trance in the year 2000 to find himself in a utopian world.

Howard combined aspects of the modern utopian world with ideas from other forward thinkers of the time and added his own value to these ideas by combining them into a plan that could actually be implemented. During his lifetime he built two communities in Eng-

land based on his ideas, Welwyn and Letchworth.

The book Howard wrote and issued in 1902 "Garden Cities of Tomorrow" was a manual for financing, building and operating this new kind of community. The premise for this community was that land for the community would be owned by the community and rent would be collected from the residents to pay for municipal services. The community would be a self supporting ecosystem which would have physical and social harmony.

Modern interpretation:

As it turns out Howard's book became "the reference" for many developers and city planners. Where Howard was interested in building a utopian community, developers and city planners are more interested in the financial benefits of the projects. Developers with the blessing of city planners emphasize the economics of the projects and concentrated on the physical aspects of the community while pretty much ignoring the social implications.

Naturally developers want to cram as many houses on a site as possible to increase their revenues. City planners also like this approach because the more units in a given area the more taxes can be collected. In addition, many times the CID actually takes over some of the duties the city would normally perform such as street maintenance and snow removal thus saving the city money because the city is relieved from the cost of providing these services.

Homeowners benefit by sharing the cost of common facilities and they can, just like the rich, afford what they could not afford by themselves. Extras like swimming pools, clubhouses, workout rooms, tennis and basketball courts, putting greens, etc. can be had by those who could not individually have these.

Some communities have none of these extras. What they offer is that they allow people to afford a home when they otherwise could not. The price of the housing is low enough so those who could not qualify to own other housing can qualify to buy them.

(more next issue)

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Our Mission: to provide a good place to live