

# The Hanover Square News

Hanover Square Condominium Association

## Editor's Message

### My kid went bad, where's the warrantee?

Unlike with cars, refrigerators, etc. where you have a warrantee, with kids there is no warrantee. And there is no return, once you've got a kid, you're stuck with them no matter what. It's hard to fathom the responsibility.

What's a warrantee for anyway, it's insurance intended to reduce the risk to an acceptable level. The warrantee spreads the risk out among many people so each one pays a little to be protected from a big loss. With a kid it's hard to find others willing to share the risk. One thing that can reduce risk is knowledge. The more you know the less unknowns there are. Unknowns are risk.

It's tough for parents to win, if the kid grows up to be an asset to society the kid was a good kid. If the kid grows up to be a detriment to society, the parents are at fault for raising them wrong. If we could just be lucky and have the kids grow up to be good. It has been my experience that the harder I work, the luckier I get.

Are we asking the kids the tough questions so we know who they are hanging with and what they are doing so we can guide them in the right direction?

If you want to know who your kids are just look at their friends. What their friends are, they are. If they are hanging with an outlaw crowd that is doing wrong, they were, are or will be doing wrong. If they are there and doing no wrong, but wrong happens they are just as guilty as those who actually did the deed because they let them do it.

Know who your kids are and lower your risk of having one go bad on you. Do it now while they answer only to you. A time will come when they are deemed responsible for their actions and have to answer to another authority.

Larry M. Adrian

## CIDs & Private Governments

In a previous issue I introduced you to the Common Interest Development (CID) with a brief history of how they came about. In this issue I will continue by delving into the governing of CIDs.

Condominium associations, such as Hanover Square are a type of CID. The ancestors of today's CIDs were first constructed about 100 years ago, mainly by the rich so they could have things that they could not have by themselves such as yacht clubs, golf courses, etc. Today CIDs allow all of us to participate in such ventures and they allow developers to produce housing at lower cost.

If you are interested in learning more about CIDs, you might consider reading Evan McKenzie's book, *Privatopia* (Homeowner Associations and the Rise of Residential Private Government). This is the source I am using for the major portion of the material for these articles about CIDs.

### CID Formation:

When a developer establishes a development based on common interest ownership, he files papers to establish covenants, conditions and restrictions. If the development is a corporation it is incorporated and by-laws and rules and regulations are also filed. The information in these documents establishes how the association will function and carry on association business.

One important point I would like to make up front is that the structure, procedures, etc. that define the association are all devised by the developer and city planners and once they have been formed and implemented are basically set in concrete because they are very difficult to change.

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## President's Message

Well Sept 11<sup>th</sup> has come and gone. I am not sure how this day was for you but it was a very emotional day for me. Just the thought of the thousands of innocent lives lost because of a group of cowardly terrorist's beliefs disturbs me. Now, on to better topics.

### 7601 Repair Estimate:

The estimate for repairing the fire damage to the 7601 building is in. Are you sitting down? \$176,090.82.

That's just the estimate and as we all know most estimates are low and usually go over the amount. This fire is one of the main reasons our insurance for the association has gone up so high. And it is also an example of why we are so strict with the rules here. The fire investigators were unable to pinpoint the exact cause of the fire, but one theory is that someone started the fire in the garage of the D unit. This garage had the door open and was unattended.

### Web Site:

The web site has been growing and improving almost daily. Several new sections have been added such as a "Classifieds" section where residents can post items they have for sale, current news is added as it comes in, new photos have been added and a "Hello & Goodbye" section has been added. We invite you to have a look, you won't be disappointed. Not many associations have a web site, much less one as informative as ours.

### Woeful Roofs:

As you know our buildings are 30 years old this year and many of the roofs are as old as well and in need of repair or replacement. So far this year we have had the roofs on the following buildings worked on 1301, 1302, 1309, 1312, & 1315 Kingsbury & 7606 & 7608 Bristol.

We have invested over \$20,000 this year on this alone and more than likely we will be investing at least this amount next year as well.

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Our Mission: to provide a good place to live