



Leave it to the Experts

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If someone asked you to go shopping, you would ask for a list of items they needed and head to your local supermarket. An experienced shopper will know which aisles to get the items, while the less experienced shopper will have to look at the directory of each aisle but will eventually find their way. Whether it is a daily or weekly routine, these activities become second nature.

If you ask a professional basketball player to take a shot from the foul line it is well known that every player in the NBA, has a routine they go through. 1 dribble, 2 dribble, wipe their forehead and shoot or some other mental or physical gyration to prepare themselves for something they have practiced a thousand times. Ask someone who has

never played basketball or plays only on a recreational level, their first thought may be, how should I hold the ball? Or, what is my target?

Community associations come in contact with profes-

sionals from many fields. It begins with your property manager who is

involved with most of the important decisions. From which accountant to recommend based on their experience working with community associations and some of the challenges required of performing an audit, to recommending an attorney that understands every aspect of negotiating an MSA agreement with the county or the collection process.

The very nature of having board members with diverse backgrounds, allows those with experience in different fields to add valuable insight on decisions made for the other members in the community. This collaboration can lead to board members who are the ultimate decision makers for the community and can overrule a recommendation of a property manager. Whether it's to volunteer to file the association's tax return, because they have done their parents tax return for the past 20 years, or to file the lien and complete the collection process because, they know what the inside of a court looks like having fought traffic tickets for 100's of clients.

A contractor or professional that is involved in the everyday decisions that have to be made, whether for a prop-

"A contractor or professional that is involved in the everyday decisions that have to be made...has the expertise in their field that has resulted in successful site and association management."

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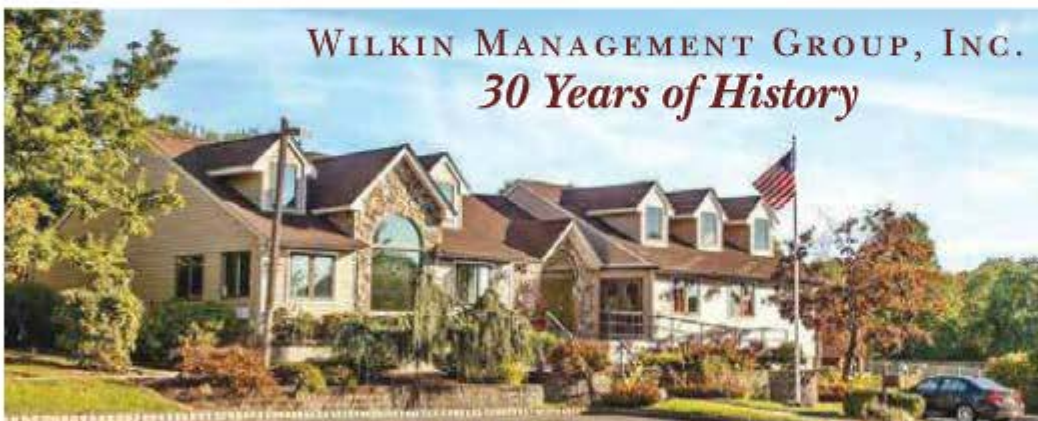
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erty or community in question, has the expertise in their field that has resulted in successful site and association management. When speaking with Robert Roop, P.E., CBIE, of Lockatong Engineering, boards and its members sometimes feel an engineer's work is complete and a contractor can work without further guidance after submitting an invasive report. This can lead to a contract signed for an expected cost to exceed the planned budget. Those famous words in contracts called incidentals or extra charges, can be costly for the association. The decision to not allow the engineer to see the project through can lead to indecision. Calls to the engineer for an explanation of the invasive report or worse, incidental or extra charges for unforeseen additional work that could have been included in the contract had an engineer been involved through the project's completion.

Whether picking up the paper in the morning or getting the mail when you come home, these activities have become second nature from the day we rented or purchased our own home. Our thoughts from there include the work we did at our job or if retired, the last great golf shot that will make you schedule another 18 rounds as we prepare for the next day. While an association and its board members worry about their daily routines, association decisions are best left to those that continually work to be experts in this field. ■