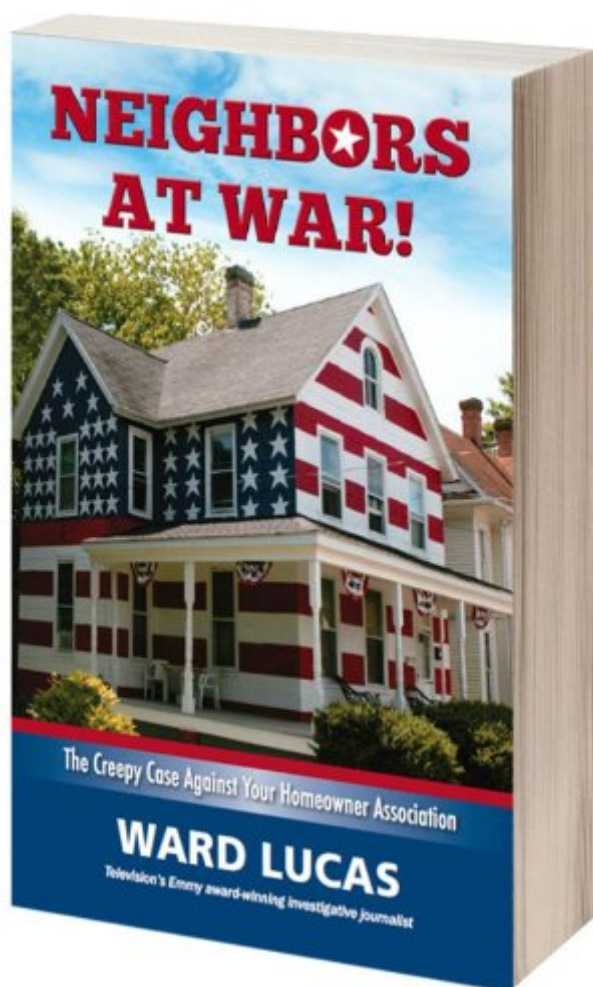


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# Neighbors At War: The Creepy Case Against Your Homeowner's Association



## Synopsis

Neighbors at War! tells about the growing crisis in the modern HOA movement and lays out one of the only strategies to stop the coming collapse of the covenant-controlled neighborhood. Your freedom really is at risk! Your personal wealth is at risk. Your Constitutional rights are being secretly shredded! And it's all legal.

## Book Information

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## Customer Reviews

If you have not already fallen into the HOA trap, you should read this book before you go house hunting or condo shopping. Ward Lucas pulls no punches in this expose of outrageous HOA misdeeds. If you already live under HOA rule, you will find many "AHA!" moments in the true stories retold in "Neighbors at War." Did you know that HOAs are business ventures subject corporate governance? The Bill of Rights Need Not Apply in these miniature oligarchies. This book will make the reader pause, and reconsider the supposed wisdom of privatizing the management and governance of over 300,000 communities, affecting millions of Americans. Did you know that one in four homes is now part of an HOA, Condo Association, planned development - collectively known as Common Interest Communities? And that your state governments encourage, even require, all

new construction to be subject to deed restrictions and HOA covenants and restrictions? The author reveals the blunt truth about HOAs: their original intent was to create exclusive (segregated) communities to keep out the "riff-raff." Later it dawned on Developers and Local Governments that there was a lot of profit to be made, a lot of tax revenue to be squeezed from the udders of these cash cows. In the past 50 years, hundreds of thousands of condominiums and home owners' associations created a new kind of urban redevelopment and suburban sprawl - squeezing the maximum number of housing "units" onto the minimum amount of land, and creating lopsided "contracts" compromising owner rights in favor of developers and original landowners, and eventually relinquishing control to a volunteer Board of Directors - requiring no relevant skills or experience, and virtually no oversight or regulation. If you are lucky, your HOA Board serves as a benevolent oligarchy, reasonably upholding rules and making sure the community is well-maintained. If you are not fortunate, you may be at the mercy of power-hungry tyrants, ineffective do-nothing-at-all place holders, puppets of a maniacal property manager or Association Attorney, self-important busy-bodies, or a group self-interested investors managing kickback schemes. This book highlights a few of the more egregious cases of poor leadership and its effect on unsuspecting residents of HOAs.

I am a real estate professional and a homeowner in an HOA. I will never, ever purchase a home in an HOA again. If you read this book, you will understand why you might not want to live in one. Most, if not all, HOA/COA board members are volunteers. Many of the homeowners who are actually qualified to run a business such as an HOA/COA are too busy with their own jobs and family to spend the time and effort volunteering on their neighborhood boards. Therefore, you are likely to end up with power-hungry busy bodies as HOA board members. As Mr. Lucas mentions in his book, many times these volunteers have either failed at their careers or had no career. He states that "the very structure of Homeowners Associations gives them the ability to exert bully power on a completely arbitrary basis." In my case, that statement is 100% correct. It might be correct in your case, too. If you think you have any property rights after you've moved in to an HOA, think again. In this book, you will read and learn the real reasons why HOA's were first established. And why some HOA's are still established for those original reasons. Chapter 5 Closer Scrutiny deals with bad, bad associations. You think your association has problems? Wait until you read about the ones the Mr. Lucas has researched! Some of the book deals with property rights and how we don't really realize how much we give up when we move into an HOA. Another chapter deals with the myth of HOA's protecting property values. Myth debunked! You'll also read about our broken legal system as it

relates to HOA's, and why the attorneys are the only ones who end up winning any HOA battle. My favorite chapter is actually Appendix D. Appendix D explains HOA Syndrome. Fascinating appendix on the sickness of living in an HOA. Bottom line, read this book if you are living in or thinking about moving in to an HOA. You may think you will enjoy a community where every house is painted three shades of the same color, and every yard has the same 7 shrubs and trees, and you don't want trash cans visible to anyone, and you like to snitch on your neighbors for "violations", but if you read this book, you will understand that it isn't in your best interest.

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