

# Maintenance Plans Every HOA Should Have

Many HOA's have a reactive approach to maintenance, which can be a problem because reactive instead of proactive maintenance can cost ten times as much! There are many more reasons an HOA should have good maintenance plans, but these are some of the most important:

- Increases property values
- Longer lifespan of equipment and property
- Promotes a safer environment
- Keeps residents happy

If your HOA doesn't have maintenance plans, these are the maintenance plans you must put in place to keep your community running successfully.

## Important Maintenance Plans for an HOA

### Preventive Maintenance Plan

Preventative maintenance is usually time-based or usage-based. This means that maintenance is regularly scheduled (such as bi-weekly, monthly, or annually scheduled services) or is done based on usage (service is scheduled per mile, per season, or after so many uses). This means that service or maintenance on these components is done on schedule, regardless of condition. This type of maintenance is easier to budget for because it can be planned long in advance.

Preventative maintenance often includes things like:

- Cleaning and landscaping of grounds
- Pool maintenance
- Gutter cleaning
- Light replacement
- Parking lot resurfacing

### Predictive Maintenance Plan

Predictive maintenance is a kind of preventative maintenance that detects problems early on and addresses them quickly. This kind of maintenance saves the HOA because issues can be handled before significant damage is sustained.

Predictive maintenance often includes things like:

- Equipment observation and monitoring
- Using artificial intelligence and integrated systems to gain insight
- Scheduled machine teardowns

## **Seasonal Maintenance Plans**

Seasonal maintenance plans account for the things that are needed during a particular time of year. To have a genuinely comprehensive preventative maintenance plan, you must also properly account for seasonal maintenance.

Seasonal maintenance will include things like:

- Snow removal
- Pool opening/closing
- Landscaping

## **Deferred Maintenance Plan**

Deferred maintenance plans happen because work gets backlogged due to finances. This is something your HOA should try to avoid and hope never happens. However, sometimes this is unavoidable. If you find yourself in this situation, do not defer essential maintenance as this can cost even more money in damages and lawsuits due to unsafe conditions. If your HOA is having ongoing budgeting issues, it may be time to call a professional management company.

## **Emergency Maintenance Plan**

Emergencies happen, and many times they are completely unavoidable. Since you really can't plan for something you are not aware of, the best option is to include an emergency fund in your HOA's disaster management plan. This fund will give you a way to take care of emergencies that arise without taking funding from other needy areas.

## **Get Started Now**

If your HOA doesn't have maintenance plans in place, this is something you should bring up at your next meeting. Maintenance is one of the most significant expenses an HOA faces; having concrete plans in place will decrease costs and keep your community safer and in better running order.

Start by handling any maintenance you have deferred and then develop a strategy for managing seasonal and preventative maintenance. Proper preparation will help save significantly in costs and headaches in the long run, and allow your community to better thrive.