



JANUARY 2014

NEWSLETTER

What's New?

SINGLE UNIT MANAGEMENT

TDSunshine is now managing individual condominium units and single family homes for owners who do not want the hassle of managing a renter. We offer very reasonable rates and take the stress out of your life. Call or email us today for a free quote!

Vendor Spotlight

FIRST IMPRESSION SERVICES

Operating throughout South Florida, **First Impression Services** is a Full-Service Maintenance and Contracting firm. Contact our Maintenance Coordinator today for a free assessment! By phone at **954-279-1213** or by email: firstimpressionservicesfla@gmail.com

Office Details

Physical Address

330 S. State Road 7

Suite 500

Plantation, FL 33317

Mailing Address

P.O. Box 122015

Fort Lauderdale, FL 33312

Hours

Monday - Thursday: 9 am - 5 pm

Friday: 9 am - 4 pm

Saturday and Sunday: Closed

Questions or Comments?

Office: 954-585-0228

Fax: 954-585-3828

Email: info@tdsunshine.com

Learn more on our website

<http://www.tdsunshine.com>

Like almost every community in the country, your association may be feeling the pinch in the housing market. We'd like to dispel a few common misconceptions about what contributes to the rise and fall of property values.

Assessments are too high

False. Actually, assessments have nothing to do with property values, and high assessments will not turn off potential buyers—if they're educated buyers. Your community's assessment may be higher—or lower—than a neighboring community depending on many factors. What services are being provided? Is the property older? What utilities are included in the assessment and how many homes are sharing the costs? The more important question is what value are residents getting for their money? To answer that question, the association mails a detailed budget with line-item documentation to all owners and makes it available to potential buyers. A low assessment should be as much a red flag as one that appears too high.

We have too many renters

False. Lenders are required to charge higher rates for loans or deny a loan for homes in associations with renter-owner ratios that exceed a certain percentage. But that doesn't mean renters affect property values. Many association boards see renters as owners-in-training who aren't ready to purchase their homes yet. In fact, renters have all the same rights to enjoy a community as owners—except voting or holding office. Renters should be welcomed, encouraged them to participate in association activities and hope they will eventually buy a home in the community.

Community living is carefree

True and false. Association living is maintenance free—leaving maintenance decisions of the common areas to a board—but not entirely carefree. Residents need to care about their community and recognize that common-interest living involves service and commitment. Good maintenance increases curb appeal which helps sales and may help property values. However, without committed residents to serve on the board and in other positions, maintenance and curb appeal are quick to suffer.

Let TDSunshine Brighten Your Day and Manage Your Way!