



PACA Media Release

For release on Sunday, June 7, 2009



Enforcement of deed restrictions to improve communities Is topic for panelists at PACA's June 11 public meeting

Enforcement of community deed restrictions during tough economic times will be the topic of three panelists at the June 11 public meeting of the Pasco Alliance of Community Associations (PACA).

The meeting, open to the public as well as to PACA members, begins at 7 p.m. on Thursday at the Land O' Lakes Community Center, located at 5401 Land O' Lakes Blvd. (US 41), three miles north of SR 54.

Speakers will each make short presentations that will then be followed by a question-and-answer session. Panelists and their areas of discussion will be:

- Jack Christensen, a member of the Seven Oaks Property Owners Association, will speak from personal experience about deed restriction enforcement in a Pasco County community. He'll explain how having a close relationship between community boards and community managers helps to improve communities. He'll also discuss how to oversee remedial resolution of violations.
- Jeff Greenacre, of Greenacre Properties in Tampa, will answer questions concerning violations of deed restrictions. He'll discuss how to determine which violations to write up and procedures to record a violation. He'll also review the process of getting violation letters sent out and the follow-up process. He'll also discuss some of the "best practices" regarding the overall inspection process.
- Hutch Brock, of Johnson, Auvil, Brock & Wilson in Dade City, will discuss when it is appropriate to get legal counsel involved in deed enforcement. He'll lay out how many letters should be sent out prior to involving an attorney and discuss such options as fining procedures, arbitration and small claims court. He'll also present the laws regarding satisfaction of homeowner association liens upon the sale of a home.

PACA president Bill Parsons said, "The June 11th meeting on deed enforcement will be one of the most important meetings of the year for PACA members. Residents want their homeowner association board to enforce the deed restrictions. That requires the board to work constantly and closely with its management company and its attorney. This is why PACA has assembled a panel of speakers who are well-qualified to discuss these issues. By the end of the meeting, PACA members will be able to take away some good ideas on improving deed enforcement in their communities."

PACA is a not-for-profit organization whose members include representatives from 75 of Pasco County's homeowner associations, community development districts and condominium associations. PACA assists members by educating them on common issues and finding solutions to shared problems. It also represents the interests of members before all levels of government.

For more information on PACA, contact either Membership Director David Quinones at (813) 991-1505 or President Parsons at (813) 991-6003, or visit the PACA website at www.MyPACA.org.

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Media publicity for, and coverage of, this event is welcomed.
*Media inquiries on this release should be made to
Communications Director Jim Flateau at (813) 215-0896.*