

Co-op Coalition Survey: Collection & Enforcement COVID-19 (3-2020)

 Thu, Mar 19, 2020 2:24 pm

Here is another question about COVID-19 virus, but related to money collection/enforcement. Because of the immediacy and importance of the question, please respond by March 27. (**REMINDER:** We now have 4 surveys all due at the same time so please be patient in getting the results from these surveys.) Their question follows:

Hello DC Cooperative Housing Coalition members:

What are member cooperatives doing on the financial front of their cooperative/HOA dues during COVID-19? Are you allowing members to make late payments of their HOA dues? What does that look like for you? Banks and financial institutions are providing relief but our cooperative relies quite heavily on the HOA dues for the regular upkeep of the premises (we are talking about trash collection, water bills, etc.). Also, are you suspending enforcement of your regulations? If so, what types of regulations/rules are being suspended and why?

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| <25 units | I can say that we have made no changes in our financial rules or other rules and regulations. Our Board would consider a request for an exemption by an individual shareholder, but that has not yet occurred. |
| 25 – 49 units | We have made no changes yet. |
| 25 – 49 units | No we have not relaxed any regulations for payments or otherwise. So far we haven't had any cases where people could not pay their dues and it was linked to COVID-19. We would consider waiving late fees and giving people additional time to catch up on a case by case basis. Now if they loss income prior to COVID-19 it would obviously put a strain on finding work but that would be handled on a case by case basis as well. |
| 25 – 49 units | No member has yet asked us to defer payment, but we have not yet reached the payment due date on April 1. If asked I would probably waive the late fee, but don't think that I would announce this publicly. We have sufficient operating reserve to manage a couple of months (longer if only a few members need to defer) but I would not want to put the Coop's credit rating at risk by paying our own bills in other than timely fashion. I can't think of any House Rule that we would suspend; we need each other's consideration and cooperation more than ever! |
| 25 – 49 units | We are not and have no plans to allow late payments of HOA dues without penalty. We have not suspended any of our House Rules either. |
| 25 – 49 units | We have not had any requests from members to make late payments. Our regulations remain in force, though we have asked members to bring in workmen only for emergencies and will not be approving new renovation requests for an as-yet-undetermined period. |
| 25 – 49 units | At this time we are not suspending or waiving late payments, and have no plans to suspend enforcement of our Coop Rules and Regulations. We will consider requests on a case by case basis. Of note, the only subject brought to our attention was to consider restricting nonessential construction in apartments due to the noise given that most offices have implemented mandatory or optional teleworking from home to comply with local recommendations. Prolonged construction could make working from home difficult. At this time it is under consideration, but not likely to be implemented. |
| 50 – 99 units | We have not discussed dues specifically, but I expect if any owner raised the issue with the board we would work with them, and forgive the late fee. We are not planning on waiving any rules. We will be considering not allowing noisy in-unit construction that isn't required for safe/habitable space. |

100+ units

We have not made any changes to our policies and currently there is no discussion on the topic.