

Property Manager's Report

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By Donald Foster,
LCAM

HOPA CENSUS- Many of us have heard that the Associations of Century Village are “**HOPA Communities**”, referring to the **Federal Housing For Older Persons Act of 1995**. This Federal law recognizes the benefit of allowing senior communities to restrict occupancies to those 55 years of age and older, provided that specific rules are followed, including:

- At least 80 percent of the occupied units are occupied by at least one person over 55 years of age or older
- The facility or community publishes and adheres to policies and procedures that demonstrate its intent to be a provider of housing for older persons.
- The facility or community complies with rules established by the U.S. Department of Housing and Urban Development (HUD) for verification of occupancy.

For CV Association Boards, the primary requirement to maintain HOPA status is to **conduct a census of all occupants every other year**. There is no longer any requirement to submit this census to any government agency, but the census should be kept in the Associations records. *If an Association Board finds itself subject to legal action involving under 55 occupancy, the first thing that the Association’s Attorney will ask for is a copy of the Association’s most recent census. Not having a census on file will likely weaken the Association’s position.* UCO is aware of several recent instances of Associations not being able to produce this document. *So, Association Directors, if you don’t have this document in your records, put it on your “to do” list.* Conducting the census is a fairly simple job, but the Association’s Property Manager

or Attorney should be consulted on procedure, as Affidavits may be required.

To view the Federal HUD HOPA rules, use the following Internet link:

https://static1.squarespace.com/static/588649581b10e370157a9395/t/5a2ea5f9140b79f63043e31/1513008927974/HOPA+1995+Final+DOC_7770.PDF.

To view the HUD HOPA Q and A sheet, use the following Internet link:

https://static1.squarespace.com/static/588649581b10e370157a9395/t/5a2ea5f9140b79f63043e31/1513008697157/HOPA+1995+Q%26A+DOC_7769.PDF.

Or, send a request to UCOMAINTENANCE@GMAIL.COM and these docs will be sent to you.

Finally, there sometimes is confusion about the “**80/20 rule**”. Occasionally, a real estate agent or unit owner will tell the board that they must allow occupancy of an under-55 person because the Association has less than twenty percent of their units occupied by under-55 people. UCO’s Attorney has advised that no CV Association is required to have *any* under-55 occupants, but the *Boards should be careful about selective enforcement. If an Association Board has made exceptions to the 55 and older rule in the past, their Attorney should be consulted before rejecting an applicant based on being younger than 55 years of age.*

END OF REPORT

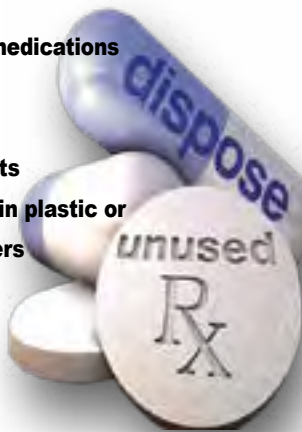
OPERATION PILL DROP

DROP OFF YOUR UNWANTED
PRESCRIPTION DRUGS !

Keep prescription medicine away from
our children and out of our water

YES - Accepted

- Over-the-counter medications
- Prescriptions
- Vitamins
- Medications for pets
- Liquid medication in plastic or leakproof containers
- Samples
- Lotions
- Ointments



NO - NOT Accepted

- Thermometers
- Bloody or infectious waste
- Medication from businesses or clinics
- Hydrogen peroxide
- Aerosol cans
- Inhalers
- Medication in glass containers
- Electronic or battery operated medical devices
- Batteries
- Perfumes/colognes
- Kitchen/bathroom hand soaps
- Body washes/shower gels

Century Village Clubhouse
Friday March 7th
9 am to 2 pm

For further information
Call UCO Office
561-683-9189

SHREDDING EVENT

BRING ALL OF YOUR OLD DOCUMENTS TO BE
SHREDDED

(NO COST TO CV RESIDENTS)
BY
ALL POINTS SHREDDING

FRIDAY, APRIL, 4, 2025
8:30 AM TO 11:30 PM
CENTURY VILLAGE MAIN CLUBHOUSE