

HOA Surveys Comparison

CAI vs. Combined Advocates

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6/15/2016

In stark contrast, not surprisingly, the Combined Advocate Surveys, as I refer to them, revealed opinions and views refuting the results of the CAI “happiness” surveys. In statistical terms, the George Analytics table below shows that the CAI and Combined responses (average percentages) come from 2 distinct samples, segments, of the HOA population at a 99.5% significance level. To truly validate its surveys CAI must reject the findings of the Combined Advocate Surveys, not by hyperbole or by rhetoric, but by opening up to a bona fide study of HOA-Land by independent researchers.

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HOA SURVEYS COMPARISON George Analytics

(response percentages)
nbr questions/responses
with respect to HOA

CAI
14/800

<u>Categories^</u>	(favorable) YES POSITIVE <u>NOT A</u>	UNDECIDED UNDECIDED <u>MODERATE</u>	(unfavorable) NO NEGATIVE <u>SERIOUS</u>
for/favor/like a problem?			
Overall HOA happiness			
C1 - HOA experience	65	22	12
C10 - bought for HOA	32	58	8
attitude toward board			
C2 - attended A meeting	69		30
C3 - serves community	36	48	10
C4 - get along with	81		8
managers			
C12 - managers good	69		22
C14 - positive contact	82		13
enforcement			
C7 - rules are good	66	5	22
transparency			
C9 - disclosed its HOA	83		13
assessments/fines			
C5 - High assessments	33	55	7
government influence			
C8 - less government R	30	44	16
 Analytics			
average response	59	39	15
std	22		7

HOA SURVEYS COMPARISON George Analytics

nbr questions/responses with respect to HOA		BENSON * 14/322		
for/favor/like a problem?		(favorable) YES POSITIVE <u>NOT A</u>	UNDECIDED UNDECIDED <u>MODERATE</u>	(unfavorable) NO NEGATIVE <u>SERIOUS</u>
<u>Categories</u>				
Overall HOA happiness				
B8 - adequate no-HOAs		16	20	64
B9 - no reforms		11	15	74
attitude toward board				
managers				
enforcement				
B7 - not inconsistent		9	20	71
B4 - foreclosure OK		11	21	68
B3 - fines OK		7	17	76
B6 - no bd hostility		14	18	68
transparency				
B1 - no apathy		4	20	76
B2 - no communicate problem		5	11	84
assessments/fines				
government influence				
B5 - rights not impaired		12	20	68
 <u>Analytics</u>				
average response		10	18	72
std		4		6

HOA SURVEYS COMPARISON George Analytics

		Schweitzer #		
		22/552		
		(favorable)	(unfavorable)	
		YES	UNDECIDED	NO
		POSITIVE	UNDECIDED	NEGATIVE
		<u>NOT A</u>	<u>MODERATE</u>	<u>SERIOUS</u>
<u>Categories</u>	for/favor/like a problem?			
Overall HOA happiness				
S15 - require non-HOAs		15	20	65
attitude toward board				
S7 - meeting minutes disclosed		2	6	94
S9 - no member initiatives		3	7	93
S10 - HOA election funds for bd		8	12	80
S13 - no problem with HOA		24		79
managers				
S1 - not license managers		2	6	92
enforcement				
transparency				
S5 - no need disclosure stmt		4	6	89
S14 - members aware		3	4	94
assessments/fines				
S3 - no reserve requirement		4	17	79
S11 - no collection fee cap		11	8	82
government influence				
S2 - no licensing agency		2	4	93
S16 - no HOA reforms laws		9	24	68
S19 -no return of constitutional rights		4	8	88
 <u>Analytics</u>				
average response		7	10	84
std		7		10

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NOTES:

^ The Category questions are denoted by survey and relative question number: C1, S1, etc.

The 2 advocate surveys are estimated to have 50% real estate agent respondents.

Not all questions were appropriate for this analysis and were not included.

* The advocate's name is used. She is from Chicago, Il. Survey was conducted by CHIPPI, Coalalition for Community Housing and Public Interest.
Survey was conducted by CHPPI,

The advocate's name is used. She is an activist Arizona real estate agent.

George Analytics		
T prob of no diff. Advocate groups	0.213	0.002
T prob of no diff with CAI	0.005	0.016

Results summary

	<u>favorable</u>	<u>unfavorable</u>
combined advocate response	8	79
CAI response	59	15
combined advocate STD	10	6
CAI STD	24	9