



IS YOUR HOA PREPARED FOR LONG-TERM SUCCESS?

Professional Planning and Support for Growing Communities

Across Pennsylvania and beyond, large and complex HOAs face mounting challenges:

- **Leadership Turnover & Tribal Knowledge Loss**
Volunteer boards change. Without documentation, critical operating knowledge is lost.
- **Unclear Ownership & Maintenance Responsibility**
Sidewalks, lighting, parks, ponds, mailboxes — who owns what? Lack of asset clarity leads to disputes and delays.
- **Outdated Reserve Studies**
Many reserve studies are outdated or incomplete, failing to reflect post-COVID inflation and real construction costs.
- **Weak Contract Management Systems**
HOAs struggle to track vendor agreements, renewal dates, and service scopes — exposing the community to risk.
- **Limited Capacity for Capital Planning**
Without long-term planning, HOAs react to problems instead of preparing for them, straining budgets and homeowners.

OUR SERVICES INCLUDE:

- Asset & Infrastructure Inventory
- Customized Capital Improvement Planning
- Contract & Vendor Management Tools
- Financial Forecasting & Scenario Modeling
- Governance Risk Reduction & Board Orientation
- Policy Development & Operational Documentation

WHY IT MATTERS

Typical management companies focus on day-to-day operations. KMS fills the strategic gap — helping HOAs protect infrastructure, stabilize fees, and build resilient, well-run communities that thrive long-term.

LET'S BUILD YOUR HOA'S FUTURE — TOGETHER

Learn more at KeystoneMunicipalSolutions.com