

# Leadership Strength Results



## CLIENT COMMENTS

A short note to thank you for the legal support you provide the board at Deer Valley HOA in Corona. Without your assistance, a number of volunteers would be lost. Please pass on our thanks to your entire staff for all past and future assistance.

David K. Blair, Vice President Deer Valley HOA  
Corona, California

We have enclosed a comparison of selected balance sheets and income statement accounts for two six-month periods ending June 30, 1998 and 1997. The 1997 period is before enrolling in your retainer/no cost collections program and the 1998 period is after... It is clear that the results are dramatic. Thank you for your leadership in pioneering the retainer/no-cost collections program. We would not be in this [positive cash flow] position without your help and guidance.

Thomas F. Sweeney, President & CFO, Carefree South HOA  
La Mesa, California

COMPLETE REFERENCES AVAILABLE UPON REQUEST.

## Collections Programs

**Joel M. Kriger APC recognizes that each Association has different collection needs.**

Two separate collection programs are in place to give better service to our associations:

1. No-Cost Collections Program connected to the Annual Retainer Program
2. Fee-for-Service Collection Program

### NO COST COLLECTION PROGRAM

Ideal for Associations who are spending \$750 or more a year on collection services or those with ongoing collection problems. You must be on the Retainer Program to use No Cost.

No Cost gives Joel M. Kriger, APC the authority to make the majority of collection decisions and collects legal fees directly from the owner.

Benefit: The Association does not receive bills for legal fees under this program. The Association will not receive a bill for past legal services if our office determines a file no longer qualifies for the No-Cost Program as in bankruptcy. At this point, the Association has the option of proceeding on a Fee-for-Service basis or may ask to close our file.

### FEE-FOR-SERVICE COLLECTION PROGRAM

This program puts the Association in the driver seat when choosing the collection steps needed and the Association is ultimately responsible for payment of legal fees.

After performance of requested collection service (i.e., prepare a lien or send a letter, etc.), we bill the Association for services rendered.

The Association is responsible for adding the legal charges to the owners' accounts and the Association is reimbursed when the money is collected from the owner in arrears.



To receive our information packet on Community Association Representation

Call 800-425-6397, ext. 322

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OFFICES: SAN DIEGO, TEMECULA, RIVERSIDE, ANTELOPE VALLEY, ORANGE COUNTY, SACRAMENTO



ANDERSON & KRIGER <sup>LLP</sup>  
Joel M. Kriger, APC · Community Association Division



# Legal Solutions for Community Associations

Leadership in  
Community Association Law

1-800-425-6397

hoalaw@a-k.com · www.a-k.com

## Community Association Legal Solutions

Joel M. Kriger APC provides all phases of legal representation for community associations and is a prominent leader in the community association industry. In representing more than 900 associations during the past 25 years in Southern California, our attorneys and paralegals are experienced in leading and advising Managers and Boards of Directors in the operation of their associations.

### COMMUNITY ASSOCIATION LAW SERVICES

**Retainer Service Program**  
 HOA General Counsel  
 Document Revisions  
 Opinion Letters

**Fee-For-Service Program**  
 CC&R Enforcement  
 HOA Collections  
 Civil Litigation

### RELATIONSHIPS THAT BUILD RESULTS

Choose legal counsel only after you meet with an attorney from Joel M. Kriger, APC to compare services offered. Legal counsel for your association is an important decision. Look at our strong Retainer and No-Cost Collections Program where you hand over your delinquencies to our collections department and we collect! Experience the results of our unlimited phone consults to eliminate litigation by preventive measures. Read our quarterly newsletter and learn about case studies and legislative updates. Call Joel M. Kriger, APC, at your service – **800-425-6397**.

*Joel M. Kriger, Esq.*



## Community Association Retainer Program – \$750

This Annual Retainer Program, billed yearly or quarterly, is an essential package of services for legal guidance to help Boards manage their associations.

#### Services Summarized:

- **Unlimited Phone Consultations** — Take a few minutes to call your attorney about how to solve an association matter. You will not be charged the typical \$125 and up/hour for attorney calls. However, consultations should not exceed 15 minutes per call.
- **Annual Check-Up** — One-hour meeting with Board of Directors per retainer year held at our nearest office.
- **Quarterly A&K News Publication** — Information on legal aspects of running your association with summaries of new case law and legislation. News you can use!
- **Reduced Hourly Rates**  
**RETAINER CLIENTS** About 10% savings on hourly rates:  
 Partner \$220 Senior Associate \$200 Associate \$190  
**NON-RETAINER CLIENTS** (Fee-for-Service) are billed at our regular hourly rates and are charged for services rendered:  
 Partner \$255 Senior Associate \$240 Associate \$220
- **No-Cost Collections** — Retainer Clients are eligible to participate in the No-Cost Collections Services Program. Legal fees and collection costs are billed directly to and paid by the homeowner when overdue assessments are collected. A full description of the No-Cost Collection Services Program can be provided via the No-Cost Contract.

### Quality Legal Services in Community Association Law

We are proud to be members of



Consumer Attorneys of San Diego  
 San Diego & Riverside Bar Associations  
 Better Business Bureau