

HOA WEB SITES

SB100 COMPLIANCE, INCREASED PROPERTY VALUES, AND IMPROVED MEMBER COMMUNICATION



Improve communications with your members and obtain SB100 Compliance[†] all at once with an Home Owners Association web site. TechSoft offers three comprehensive packages for your needs whether you're a four unit HOA or four thousand. TechSoft will help you customize the site to your needs starting with the following three basic packages:

- **Silver** – The Silver package is best suited to small HOAs who want to meet the requirements of SB100 but have no need for the enhanced communication features that can increase property values for larger HOAs. TechSoft works with your association manager and/or board to obtain and scan your SB100-required documents. Silver package sites are a single web page with the name of the HOA and links to the required documents and reside on our hosting server with a web address such as www.ConnectHOA.com/Your-HOA-Name.
- **Gold** – The Gold package offers a wide range of capabilities that turn the web into a communication center for your members marketing tool for your subdivision to increase your property values. Prospective buyers can learn about your neighborhood and feel confident that once they're a homeowner they can stay informed and participate. Each Gold package is hosted on our secure hosting servers and comes with a unique domain name for your subdivision (www.YourName.com).
- **Platinum** – The Platinum package offers the most comprehensive way to use the web to increase your property values and member communication. Every useful feature an HOA board could want is included in the Platinum package (though Boards who prefer not to have certain features available may have them disabled).

All TechSoft packages include the web site itself, web site design, initial setup of SB100 required documents[†], and web hosting.

[†] SB100, the Colorado Property Rights Bill, requires disclosing to your members a variety of documents including: bylaws, articles of incorporation, rules and regulations, meeting minutes, operating budgets, assessments, financial statements, audits, insurance policies, and responsible governance policies mandated by §38-33.3-209.5. All package pricing includes initial setup of these required documents.

Features and pricing for each package are shown in the following table

Web Site Features	Silver Best for < 15 units	Gold Best for 15-50 units	Platinum Best for 50+ units
SB100 Compliance	√	√	√
Web site size (number of different content pages)	1	5-10	Unlimited
Photographs of the Subdivision		1	Unlimited
Private Members' Only page – Password Protected		√	√
Own Domain Name (www.YourName.com)		√	√
Choice of look & feel		√	√
HOA News items		√	√
Members' Only News		√	√
Calendar of Events		√	√
Online HOA Newsletter		√	√
President's Message		√	√
Online HOA Forms (e.g. Architectural Request Forms)		√	√
Online Service Requests to Management		√	√
Submit Comments to HOA Management / Board		√	√
Photographs of Neighborhood Events		√	√
Customized look			√
Links to neighborhood schools, services			√
Archive of prior HOA Newsletters			√
Electronic Newsletter / Alerts (sent by email and archived)			√
Neighborhood maps			√
Member Surveys			√
Multiple Member Discussion Forums			√
Discussion Forum Updates Emailed to Members			√
Member Directory			√
Members Able to Update their own Directory Entries			√
Directory of Local Babysitters			√
Directory of Local House Sitters			√
Directory of Local Lawn Mowing			√
Online Dues Payments (Management Permitting)			√
Recycling Calendar			√
Secure Online Voting Capability			√
Ability to Update Content via Member Administrator			√
Ability to Add Other Custom Content			√
Tech-Soft.com Hourly Rate For Performing Updates	\$95	\$85	\$75
Ability to Sell Online Advertising			√
Monthly charge	\$12.95	\$39.95	\$149.95

SB100 Compliance ensures your association is compliant with Colorado law by providing specific documents to your members.

Web site size – Silver sites have all content on one single web page (HOA name with links to each document). Gold sites have one web HTML page for each content area, such as News, Documents, etc. Platinum sites have an unlimited number of HTML pages depending on the features chosen by the Board. This is an approximate measure of how rich in content a site is.

The following features are available to Gold and Platinum sites only

Photographs of the Subdivision – a photograph from your subdivision so residents recognize it as theirs and to highlight your amenities to prospective buyers.

Private Members' Only page – Each member will have their own private password to access information that should be kept private from the public, such as requests to management, calendar of upcoming events, etc. Passwords can be set to expire as owners move out of the neighborhood, and passwords are granted online after new residents fill out a request form.

Own Domain Name – having your own domain name on the web means you can tell people how to reach your site by simply saying, “Go to www.MountainEstates.com.” This avoids long, complex web addresses. You select what name works for you in consultation with TechSoft on what names are available.

Choice of look & feel – Gold sites can be configured from a selection of existing site layouts and color schemes; Platinum sites have the widest array of choices in how the site looks.

HOA News items – Inform members and prospective buyers what’s new in your neighborhood right on the front page.

Members' Only News – For news that should be shared only among homeowners.

Calendar of Events – Provides details on upcoming events such as board meetings, committee meetings, annual meetings, holiday parties and other social activities, due dates for dues payments, etc.

Online HOA Newsletter – If your association publishes a newsletter for your members, it can be placed online on your web site.

President's Message – A good marketing tool to describe to potential buyers what your neighborhood is about.

Online HOA Forms – Use online forms so members don't have to call the association manager to obtain them, such as Architectural Request Forms.

Online Service Requests to Management – Online forms that members can use to send requests to the association management or Board to fix damages, etc.

Submit Comments to HOA Management / Board – Members are encouraged to communicate their concerns and praise to management and Board members.

Photographs of Neighborhood Events – Photos of social events and other neighborhood activities can help make your neighborhood attractive to potential buyers, as well as provide a sense of community to residents.

The following features are available to Platinum sites only

Customized look – Platinum sites get a wider range of choices in site design, color schemes, and layout.

Links to neighborhood schools, services – Members and prospective buyers can use the site as a resource for locating information of schools and local services (library, local government, property tax assessor information, etc.).

Archive of prior HOA Newsletters – To refresh memories and for prospective buyers to learn what's been going on, all HOA newsletters that were posted to the site are kept in an archive (no size limitation).

Electronic Newsletter / Alerts (sent by email and archived) – Platinum sites have the capability to send out emergency notices and other forms of online news to all residents with registered addresses. This includes the ability to email copies of the print newsletter, as desired. All e-News mailings are archived on the site.

Neighborhood maps – Street maps, satellite maps, plat maps, and driving information for the neighborhood.

Member Surveys – Conduct opinion polls and surveys online, with member comments in addition to simply voting. Boards who want to take the pulse of their constituency may find this invaluable. Surveys are kept in the password protected Members' Only area.

Multiple Member Discussion Forums – Members can create discussion groups for any topic, with no limit to number of different topics or number of messages. Groups can be created to discuss neighborhood issues, local government initiatives, hobbies, arrange car pooling, day care, etc. Discussion Forums are kept in the password protected Members' Only area.

Discussion Forum Updates Emailed to Members – Members can sign up to get email whenever a new message is posted in topics that interest them.

Member Directory – Members may provide contact and other information about themselves, which is kept in the Members' Only area so only neighbors can see them. Various privacy options allow members to provide what level of detail they're comfortable with.

Members Able to Update their own Directory Entries – Members are able to update their own entries using their private password, so association management, TechSoft, or a Board appointed administrator doesn't have to spend their time on this. Member information is initially requested when members register for the Members' Only area.

Directory of Local Babysitters, House Sitters, Lawn Mowing – A local directory of member-supplied services. Members may have children who can provide such services, and this information is requested when members sign up for the Members' Only area.

Online Dues Payments – The Members' Only area may, if management is able, contain links to pay dues or other fees online by credit card. For smaller associations without credit card

merchant account capability, other online payment services are available, such as PayPal.

Recycling Calendar – Is this Monday recycling day, or is it next week? Is trash pickup deferred a day because of Presidents Day? Members can find out online.

Secure Online Voting Capability – For associations who wish to conduct votes online, such as to elect board members, vote on amending covenants, etc., TechSoft provides an online voting system that is both secure, so only members who should vote *can* vote, and anonymous, so that nobody, absolutely nobody, can determine how a given member voted.

Ability to Update Content via Member Administrator – Platinum sites may designate trusted members to act as site administrators, with the ability to update site content directly, without having to contact association management or TechSoft.

Ability to Add Other Custom Content – Platinum sites have the ability to add any site content desired, meaning there are truly no limits to what content is available to your residents.

Ability to Sell Online Advertising – Platinum sites have the ability to place advertisements on their site, selling ad space to local businesses to raise revenue.

**HAVE YOUR ASSOCIATION MANAGER CONTACT TECHSOFT
TO GET STARTED TODAY!**

TechSoft has been a leading provider of custom software and Internet-based solutions for over 20 years. The TechSoft team is lead by founder and CEO Dr. Andrew Burt, a pioneer in Internet security, web software, and founder of the world's first charitable Internet service provider.