

Non-Compliance and Enforcement Assessment FAQ

How do I dispute an Enforcement Assessment?

Hearing Request and Enforcement Assessment Dispute forms are available on your Association Portal. Submit the completed form to CPS using the instructions on the form.

What if I don't agree with an Association rule?

You cannot dispute a rule, only that you are in violation of the rule. The Homeowner elected Board of Directors is granted authority by the Association's governing documents and the Ohio Revised Code to create and enforce rules.

Why am I only given 10 days to dispute an Enforcement Assessment?

The Ohio Revised Code states that an Owner shall deliver a written notice to the Board of Directors not later than the tenth day after receiving a notice. If an owner fails to make a timely request for a hearing, the right to that hearing is waived, and the board may immediately impose a charge for damages or an enforcement assessment.

Other homes have violations, why aren't they being notified and assessed?

They very likely are receiving notices and enforcement assessments. The association maintains privacy regarding homeowners' individual issues.

I didn't agree to join the association and abide by any rules.

By accepting ownership of a home in the Association, an Owner agrees to abide by all governing documents. The same applies to any individual renting their home, as they are responsible for the action of their tenant.

Why am I receiving notice of a violation and only given a few days to remedy the issue?

It is an Owner's responsibility to maintain compliance proactively, so the Association is not put in the position of notifying you of violation. You are only receiving a violation notice because you are not in compliance.

Why wasn't there a picture included with the notice?

There is no requirement in the Deed Restrictions to provide a picture. Details of the issue are stated in the letter.

Why wasn't the notice sent by Certified Mail?

The Deed Restrictions do not require notification to be made by Certified Mail.

I didn't receive all the notices mailed to me.

A history of all notices is available for you to view on your owner portal. Access the portal by going to this website: www.portal.cpscolumbus.com.

What if I don't have the capability and funds to remedy the issue?

- Communicate with the Association via CPS: Contact CPS and explain your situation and provide them with terms you can fulfill.
- Financial Assistance Programs: Check if there are any local or state programs that provide financial assistance for home repairs or maintenance. Some government and non-profit organizations offer assistance to homeowners in need.
- Community Resources: Explore community resources, charities, or non-profit organizations that may provide assistance with home repairs or maintenance for individuals facing financial hardship.
- Grants and Subsidies: Research whether there are grants or subsidies available for homeowners in your situation. Some organizations provide financial aid specifically for housing-related expenses.
- Local Housing Agencies: Contact local housing agencies or departments that might offer advice, assistance, or resources for homeowners facing financial difficulties.
- Neighborly Assistance: Engage with your neighbors and community. Sometimes, neighbors or local community groups may organize volunteer efforts or assistance programs to help those in need.