

# Association Matters

From Pat Schoo, CAM, Community Association Manager

## COMMUNITY ASSOCIATIONS AND DOGS

One of the more frequent problems we encounter in managing community associations sadly is dog owners who do not clean up after their dog(s) or let their dogs run free off leash. Both condominium and homeowner's association documents spell out provisions regarding pets typically in both the Use Restrictions in the Declaration and in the Rules & Regulations. Unfortunately many people choose not to familiarize themselves with their association's documents. There are very few bad dogs, but more bad dog owners.

We know that not everyone likes dogs, and some people even fear them perhaps because of some unpleasant animal experience they may have had in the past. While dogs give many people great pleasure and pride of ownership, others could care less about them.

Pet Owners have a responsibility to them and the community including walking them on leash, cleaning up after them when they defecate, and making certain that they do not bark frequently constituting a nuisance to their neighbors. Doing otherwise violates the community's deed restrictions and city and county ordinances.

When going on a walk, carry with you a one-gallon plastic zip-lock baggy with four paper towels inside. That enabled you to clean up after both of them, keep your hands clean, and zip the bag so no odor escaped when you dispose of it. Some people use "pooper scoopers". Everyone has his or her own technique for dealing with this necessary chore.

We implore all of our fellow dog owners to please comply with community standards and local ordinances regarding their beloved pets. Common sense alone tells us we do not want to create a problem for the neighbors, just as we don't want them to create unnecessary problems for us.

We look forward to fewer pet complaint calls. Please call me at my office at 239-362-3091 if you have any questions, comments, or concerns about anything contained herein. I look forward to seeing you (and your pets) around the property.

