

## Community Association

Attorneys in Greenbaum's community association practice have provided cutting edge legal advice and effective solutions to a multitude of condominiums, cooperatives and homeowners associations (HOAs) throughout New Jersey for over four decades. The firm is proud to enjoy a statewide reputation as a pioneer and present-day leader in this complex and highly specialized area of the law.

Our team strives to empower associations by working closely, efficiently and responsively with board members and property managers to provide general corporate counsel on a broad range of legal issues facing common interest communities. Our expansive and multi-disciplinary experience addresses our clients' interests across all facets of real estate, corporate, governmental and environmental law and related litigation.

Serving as general counsel for numerous community associations throughout New Jersey, the firm's legal services in this practice area are comprehensive and include:

- Transition counseling, negotiations and litigation
- Collection of delinquent unit owner accounts
- Construction defect litigation
- Interpretation of association documents including Master Deed, Declaration, Bylaws, Rules and Regulations
- Drafting of policy and administrative resolutions and amendments to governing documents
- Advising on the fiduciary responsibilities and obligations of board members
- Negotiation and drafting of purchase and/or service contracts with outside vendors
- Defense of discrimination claims, including those brought under the Fair Housing Act (FHA), Americans with Disabilities Act (ADA), and New Jersey's Law Against Discrimination (LAD)
- Alternative dispute resolution laws and requirements
- Capital improvement projects and related financing
- Insurance coverage and risk management issues
- Land use and zoning issues, including representation before municipal or county planning or zoning boards

- Bankruptcy options for distressed communities
- Compliance with federal, state, and municipal laws and administrative rulings and regulations
- Governmental relations, including issues related to New Jersey's Municipal Services Act (MSA)
- Attendance at association meetings as general counsel

Our dedicated community association collections professionals effectively spearhead the collection of delinquent assessments and are highly qualified in civil litigation, foreclosure and bankruptcy procedures. We provide comprehensive guidance and resolution drafting services related to a diversity of policy and administrative issues, including parking and towing regulations; the implementation of a system of fines; due process and alternative dispute resolution; collection of delinquent accounts procedures; placement of satellite dishes; household pet, service and companion animal rules; hot water heater replacement; dryer vent and chimney cleaning; insurance deductibles; and the ethical conduct and confidentiality obligations of board members.

Our work encompasses the amendment of governing documents, including those related to reducing or enlarging quorum, altering common or limited areas, amending the maintenance responsibilities of the association and its members, and establishing or revising membership or capital contribution fees.

We have extensive experience in all facets of community association law and construction defect litigation in New Jersey and have achieved several settlements for association clients in excess of \$10 million. We have served as court appointed receivers and as special masters for troubled associations. Our work has included the resolution of many complex association disputes including recall proceedings, contested elections, discrimination issues, and criminal investigations and matters including embezzlement.

The attorneys in this practice area play an integral role in New Jersey's community association legal domain. The firm has historically been at the forefront of developments that affect community associations in the state and remains on that inside track. We keep our clients promptly informed of legislative initiatives and new developments that impact common interest communities and their governance.

The firm is a founding member of, and maintains a high level of involvement with, the Community Associations Institute's New Jersey Chapter (CAI-NJ). Members of our community association practice team are the co-authors of the leading resource publication for New Jersey practitioners in this field.

## Practice Team

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## Insights & More

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### Announcements

CAI-NJ 2026 Mediator Training Program to be Presented by Greenbaum Partner Caroline Record  
12.04.25

Greenbaum Attorney Justine DelVecchio to Serve as Vice Chair of CAI-NJ 2026 Editorial Committee  
10.29.25

2026 Edition of Best Lawyers Recognizes 54 Attorneys in 41 Practice Areas: Eight Greenbaum Lawyers Recognized on “Ones to Watch” List

8.21.25

Caroline Record Honored with Hall of Fame Award from New Jersey Chapter of Community Associations Institute

2.20.25

### **Client Alerts**

New Jersey's New E-Bike Law: What Community Associations Need to Know – and Do

2.24.26

NJ Appellate Division Reverses Certain Radburn Regulations Impacting Community Associations

2.28.24

### **Published Articles**

President's Corner

7.05.25

### **Seminars & Events**

Mastering Community Associations 2026

4.23.26

Community Association Conference 2025

11.12.25

New HMFA Rules: What They Mean for New Jersey's Community Associations

9.03.25

Mastering Community Associations

4.08.25

Community Associations

3.25.25

2025 Lunch with LAC - Legislative Update

2.03.25