

## **A Network Analysis of Homeowners Associations and Private Management Companies**

Homeowners associations are a form of community collaboration unique to the US. Estimates show that as many as 80 percent of new single-family housing units in the country belong to these legally binding regulatory organizations. However, literature has not focused on the transfer of power between HOAs and the private management companies that oversee neighborhood operations. A cursory look at a local government directory of HOAs highlights the multiple appearances that management companies make within a broader community, indicating interrelationships between governing bodies (formal, citizen-led, and private). Thus, the emergence of the HOA as the leading mechanism for private residential governance has led to the creation of heavily understudied third-party entities, often concentrated by geography.

Therefore, I am interested in utilizing governments' HOA directory records to parse out information about management companies (each with a unique name and contact information) and then construct social networks based on the concentrations of management companies and their work with multiple HOAs. This would function as a starting point for answering "What does the dominance of certain private companies in a local HOA landscape look like?" Relatedly, it may be interesting to overlay groupings with jurisdictional and political boundaries. This project would rely on text extraction from publicly available websites, PDFs, and data files and visualize companies as central nodes in HOA networks. Data sources include county and municipality registries of HOAs. However, where these records exist, some do not clearly separate HOA address and information from that of the management company. Further, contact information is often inconsistent, with some records listing an HOA's management company and some listing its residential leadership. Identified sources with complete information include the Nevada Department of Business and Industry's Real Estate Division and the town of Weston, FL.