

# The 3 Most Costly Things for HOA Boards to Overlook

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Homeowners Associations are tasked with maintaining the safety and longevity of their communities, but critical issues often go unnoticed. Boards can avoid some expensive repairs and big safety risks by keeping an eye on these 3 issues:

## 1. Deck and Roof Runoff

One of the most overlooked issues is water runoff from roofs. When roof water isn't properly managed it can seep into the building's structures causing them to rot and corrode over time. HOAs often don't recognize this issue until it becomes severe.

Water damage weakens key structural elements, and when left unchecked, it can result in sections of a building becoming unstable. Regular roof inspections and proper stormwater management can help prevent these issues before they escalate.


## 2. Foundation Damage from Poor Stormwater Management

Roof and stormwater runoff will also damage the building's foundation. When gutters discharge water too close to the building or storm runoff flows toward the structure, it saturates the soil around the foundation, causing it to settle unevenly or erode entirely. This leads to cracks in walls, foundation instability, and potentially major structural issues.

Foundation problems can be expensive to fix, so it's critical to ensure proper drainage systems are in place to channel water away from the building and prevent soil saturation.

## 3. Retaining Wall Failures

Concrete retaining walls, though durable, have a finite lifespan. Over time, they can start to tilt, crack, or even collapse if not properly maintained. Many HOAs overlook these early signs of failure. A collapsing retaining wall can cause significant damage to nearby buildings and landscapes, not to mention pose a serious safety hazard.

Regular inspections can help identify cracks, leaning, exposed rebar or other issues before a wall fails entirely. Proactive maintenance and regular inspections are key to preventing costly repairs. 

*Midwest Engineering, doing business as Marschke Engineering in Illinois, helps HOAs with proactive maintenance and regular inspections. They are one of our newest members to CAI Heartlands.*

Contact [matt.m@mwec.us](mailto:matt.m@mwec.us) today for an inspection to keep your assets protected.

