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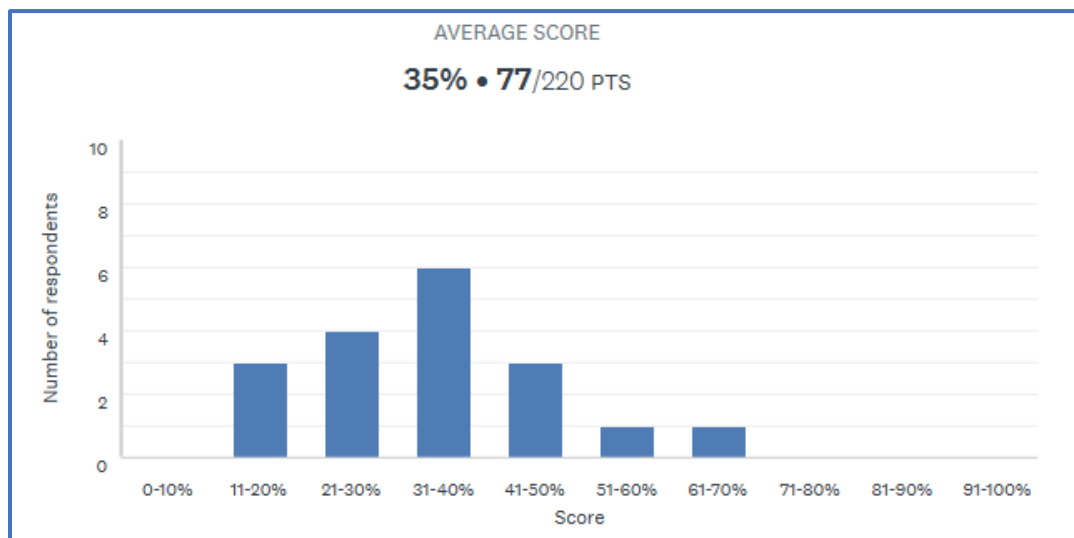
HOA – PUBLIC ATTITUDE SURVEY RESULTS

September 6, 2019

The initial results are in and are very promising. FYI, I am not a psychologist, sociologist or attorney but a long-term observer of, researcher on, and author on HOAs.

Allow me to offer some important background so you can better understand the objective, method and results being sought. You have noticed that this survey is quite unique for an HOA problem/satisfaction survey. It is a survey of RWA – Right Wing Authoritarianism. (See below for description of RWA).

1. Do HOA members differ in attitude and personality from their general public (non-HOA members) counterparts? Respondents were measured with respect to their RWA --- Right Wing Authoritarianism” follower standing, which is not a political measure and does not reflect political parties or conservative- liberal orientation.
2. The RWA measure – score -- is the average percentage of respondents in a selected classification. Six classifications are used for three comparisons of any differences in the overall level of authoritarian followership. The 50% mark separates degrees of RWA with lower percentages reflecting an increasing absence of authoritarianism. Percentages above 50% indicate an increasing presence.

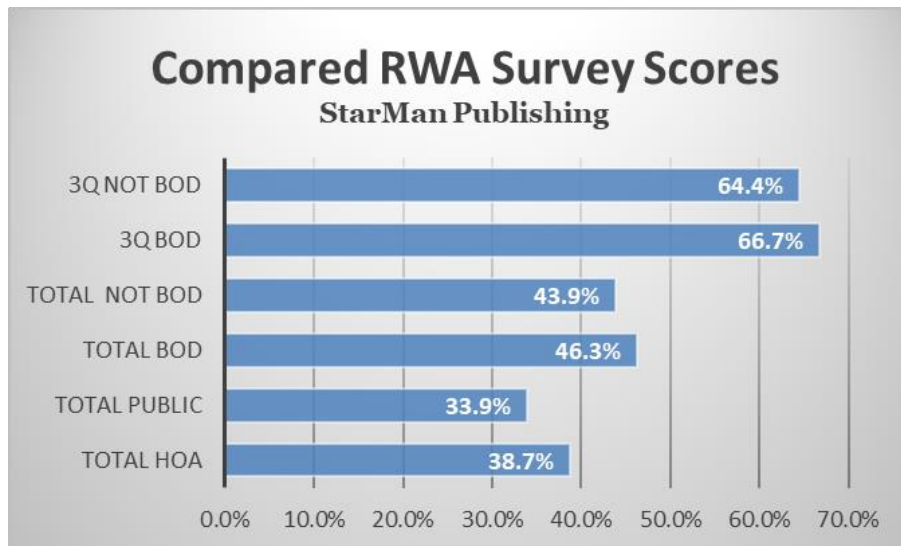


1. Overall RWA. The scores of the initial respondents are shown above with an adjusted average Score of 36.8%, which indicates, on the whole, a slight absence of RWA conduct. The graphic score of 35.1% was adjusted according to the format of the survey.

2. HOA - public comparisons.

The respondents were divided into overall HOA members and non-HOA members scores (Total HOA and Total Public). The second comparison addressed only the HOA respondents and compared BOD vs. non-BOD scores. While the RAW scores increased for both categories, a widening in score was not meaningful.

Lastly, three HOA questions that strongly addressed the issue of autocratic conduct should reveal any meaningful differences between BODs and the membership. The RWA scores (“3Q”) for these groups jumped into the slight presence level.



It's an attitude-personality survey focusing on what makes members tick. FYI, it is based on the 2006 work of Canadian psychologist, Bob Altemeyer (retired from Univ. Manitoba), who did studies on authoritarian followers that I believe is substantially present in HOA members who follow the BOD blindly. He argued that you can't have leaders without followers and authoritarian leaders need authoritarian followers.

Altemeyer writes,

Followers submit too much to the leaders, trust them too much, and give them too much leeway to do whatever they want—which often is something undemocratic, tyrannical and brutal. These seven deadly shortfalls of Authoritarian thinking eminently qualify them to follow a would-be dictator.

It is not an individual assessment but an overall assessment of the attitudes of those who exhibit Altemeyer's authoritarian followers behavior. For example, if the survey shows

an average score of 75% for the HOA membership, or general public, it points to a strong authoritarian followers presence.

3. Conclusions

In my many years of involvement with HOA issues I came across 2 contradictory behavior patterns by HOA members: apathy and the complete obedience to HOA authority. The apathy issue has been well debated but the obedience to authority conduct has seen little discussion. This survey focused on authoritarianism and its deep obedience to authority among other negative traits.

This rather early response to the survey suggests 1) authoritarianism is slightly absent from the general public and HOA member groups as well as 2) between the BOD and the general HOA membership. The results indicate that HOA members are just like people not living in HOAs, which is good to hear. With respect to the 3 on point questions, authoritarianism begins to show to a “slight presence” for both the BOD and the membership.

At this preliminary look at the results, there is no support for HOA members being distinct from non-HOA residents in regard to exhibiting authoritarian followership. In addition, authoritarian conduct is not heavy and does not explain the blind adherence to the BOD by a majority of members.

In regard to the respondents, two-thirds were HOA members and only 10% of the HOA members were board members. More public responders are needed and a substantial increase in Bod directors would be necessary for a meaningful result.

Please participate and urge others to also participate. I believe more research of this nature is needed to get to the heart of what makes HOAs tick. **Follow this link to particiape and take the [Survey](#).**

[The Authoritarians](#), Bob Altemeyer, 2007.

[Survey asks: Do HOA members differ from the general public?](#) Do the members of an HOA constitute communities or societies distinguishable from public communities? It is estimated that some 23% of US population live in an HOA of some kind.

[High RWA followers can be found in HOA members.](#) My concern focused on the blind, to me, acquiescence to whatever the BOD told the members what it wanted approved, especially when it involved amendments to the governing documents. When presented with hard, concrete evidence of violations of the law or governing documents, the majority of the members just gave the BOD a blank check.

[HOA-Land Nation Within America](#), (Part 1, “The Cultural Dynamics of HOA-Land”)

Websites:

[HOA Attitude Survey](#). The US Constitution, the Bill of Rights and our democratic system of government are bigger than any of us, bigger than businesses, organizations, groups, nonprofits and local private governments. They are the fabric that holds this country, the states and the local governments together to maintain an orderly society, an orderly community.

[Citizens for Constitutional Local Government](#)
[HOA Constitutional Government](#)

StarMan Publishing: StarMan Publishing, LLC is a nonprofit producer of books and videos relating to homeowners associations, their legal structure and model of private government. George K. Staropoli, is a homeowner rights advocate for over 18 years and the publisher and editor.

George K Staropoli [profile](#): Mr. Staropoli is a nationally recognized homeowners rights advocate. Since April 2000 he has testified before legislative committees in Arizona, Florida and Nevada and his opinions and views have appeared in the national and local media.