

Oregon Washington Community Association Managers

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To: The Construction Claims Task Force

I serve as the Executive Director of Oregon Washington Community Association Managers (OWCAM), the state trade organization that represents professional managers of over 600 Oregon homeowner associations with an estimated 45,000 households.

OWCAM helped organize and participated in a series of roundtable discussions within the last six months along with key homeowner association industry leaders (architects, developers, general contractors, managers, attorneys and others) to address the issue of construction defects as it applies to homeowner associations.

Those well attended and productive meetings produced a document called "Best Construction and Maintenance Practices for Oregon Condominium and Planned Communities" which has been made available to this Task Force today. The focus of this document is better consumer protection made possible by better material and design selection, rigorous quality control during construction, and consistent and adequate maintenance of the structures after they are turned over to their owners.

Best Practices are a team effort that required an alliance of ten key industries that impact the construction and maintenance process along a time line of 30 years and more. Best Practices are both visionary and practical. They squarely address the issue of construction defects and challenge those that shoulder construction responsibility to team with those that shoulder the long term responsibility for maintenance.

Equally important, the Best Practices can be applied to all forms of construction: commercial, industrial and residential. The success is measured in buildings that will stand and perform to reasonable expectations, developers that gladly continue to invest in Oregon instead of being battered by litigation and Oregonians that get what they paid for.

OWCAM supports this kind of construction defect reform. Best Practices goes to the core of the construction defect issue and charts a clear path for responsible developers and contractors to follow.

Yours truly,

Richard L. Thompson
Executive Director