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## Large HOA Condo Projects - All at Once vs Breaking It Up

**Raymond Dickey** recently asked **Michelle Baldry, PE, PRA, RS** from Reserve Advisors.

***When a condominium association is facing a major repair or replacement project—like roofing, paving, or siding—one of the first decisions is whether to tackle the entire job at once or break it into smaller phases.***

While the idea of splitting the work into phases might seem appealing, especially from a budgeting perspective, experts caution that the condition of the components should be the primary factor guiding the decision. If, for instance, all buildings were constructed around the same time and their roofs are of the same age, it's likely they're in similar condition. In such cases, a single, comprehensive project is often the better route.

Doing the entire project at once can lead to significant advantages. Logistically, it minimizes the disruption caused by contractor mobilization, which can be costly and time-consuming. There's also a human element that can't be overlooked—if only certain buildings are addressed while others wait, residents may begin to question the fairness of the process. Why did one building get new roofs and another didn't? That kind of imbalance can spark unnecessary conflict and resentment within the community.

Financially, it's important to consider the association's capacity. Can the reserve fund support the full project? If not, is a loan an option? Associations should explore all available financial tools before defaulting to phasing. While phased projects might spread out costs over time, they also risk inflating total expenses and extending the disruption for residents.

**Ultimately, if the buildings are in similar condition, the recommendation is clear: consolidate the work into a single, well-planned project. It may require more upfront coordination and financial planning, but the long-term benefits—in reduced costs, smoother logistics, and community harmony—are hard to beat.**

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