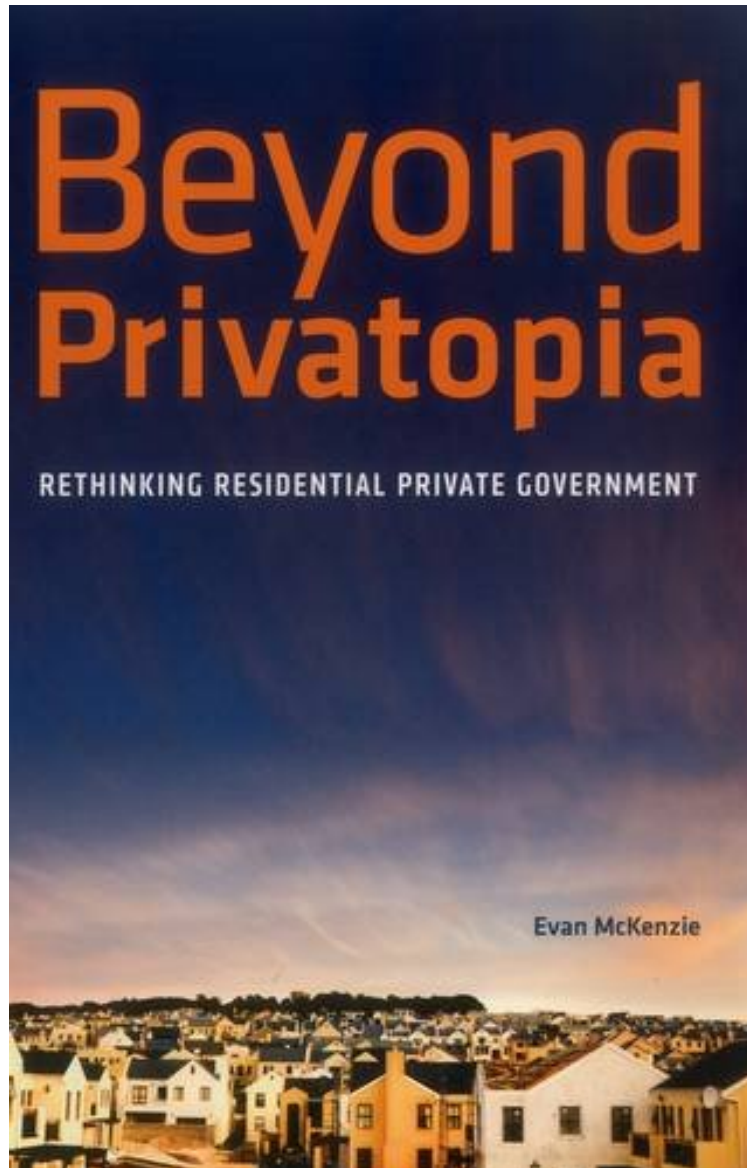


(Mobile book) Beyond Privatopia: Rethinking Residential Private Government (Urban Institute Press)

## **Beyond Privatopia: Rethinking Residential Private Government (Urban Institute Press)**

*E Van McKenzie*

*audiobook / \*ebooks / Download PDF / ePub / DOC*



[Download](#)

[Read Online](#)

#1318943 in Books 2011-04-28 Original language: English PDF # 1 8.75 x 6.00 x .50l, .60 #File Name: 0877667691164 pages | File size: 35.Mb

**E Van McKenzie : Beyond Privatopia: Rethinking Residential Private Government (Urban Institute Press)**  
before purchasing it in order to gage whether or not it would be worth my time, and all praised Beyond Privatopia:  
Rethinking Residential Private Government (Urban Institute Press):

5 of 5 people found the following review helpful. timely topic if one is subject to an hoa or could be in the future (most of us)By Richard P. CollinsAn important topic given that vast majority of new housing is located in "planned developments." The dangers of private government were demonstrated recently in eastern Florida where a man was fined \$5,000 because 2 trees he planted in his yard were deemed to be too small (guess the hoa wasn't willing to wait for them to grow). Those who live in condos or developments where they are legally bound to abide by covenants need to consider the ramifications of extensive power by boards and management agencies.A little heavy on theory and thought book should have addressed more practical matters in addition to the content. Author has done a public service by staying on top of this issue.2 of 2 people found the following review helpful. HOA "dues" are an unnecessary extra taxation (of sorts) implemented several years ago and ...By Barb F.This is a must read for all persons owning a home in an HOA. I (as a board member) felt that reforms are needed in the HOA laws written by state legislatures. HOA "dues" are an unnecessary extra taxation (of sorts) implemented several years ago and now the construct needs reform to put home ownership back to the private property rights status it has historically owned in the USA.Since most new homes are now only built with HOA status, finding one without the extra fee burden is difficult. (Cities and Town governments like them for their infrastructure care and maintenance, I believe.)8 of 8 people found the following review helpful. Public policymakers at all levels should read this bookBy Frederick L. PilotThe effective privatization of local government by mandatory membership homeowner associations represents a major transformation of local government with implications that are only now being appreciated outside the circle of developers, land planners and real estate attorneys behind their explosive growth over the past four decades.McKenzie rightly questions the sustainability of this form of governance by private nonprofit corporation that's heavily reliant on often reluctant volunteer homeowners to provide its leadership and funding. A subject matter expert who first wrote on the topic in his 1994 book, *Privatopia: Homeowner Associations and the Rise of Residential Private Government*, McKenzie details the larger policy issues behind the growing number of media accounts of embezzlement, frivolous litigation and mismanagement involving these associations.

In *Beyond Privatopia: Rethinking Residential Private Government*, attorney and political science scholar Evan McKenzie explores emerging trends in private governments and competing schools of thought on how to operate them, from state oversight to laissez-faire libertarianism. The most common analyses see CIDs from a neoclassical economic, positive point of view. HoAs, this strain of analysis maintains, are more efficient and frugal than municipalities. And what could be more democratic than government of the neighbors, by the neighbors? But scholars coming from institutional analysis, communitarianism, and critical urban theory frameworks see possible repercussions. These include a developments failure leaving residents on the hook for crippling sums, capture or extension of the local state, and convergence of public and private local governments

For those looking for a second-generation analysis of community associations, *Beyond Privatopia* is essential. In his 1994 classic, *Privatopia*, Evan McKenzie documented the rise of a major new American governing institution, the private community association. Local government was being privatized on a massive scale--not always to the best effects, McKenzie concluded. In this new book he explores developments since then; as always, he is skeptical of conventional wisdom and proposes significant reforms. --Robert H. Nelson, Professor, School of Public Policy, University of Maryland, and author of *Private Neighborhoods and the Transformation of Local Government*For international scholars of private urban governance, Evan McKenzie's writings are among the richest and most trusted sources. His unique position as an open-minded and thoughtful political scientist and a practicing lawyer who advises homeowner associations means that *Beyond Privatopia*, like his earlier *Privatopia*, will become required reading. McKenzie's insights increase the probability that legal protections for public governments, private governments, and homeowners will emerge. --Chris Webster, Professor of Urban Planning and Development, Cardiff UniversityOnce again Evan McKenzie joins great scholarship with practical experience to explain the legal and social nuances of common interest developments. In *Beyond Privatopia*, he shows us why private government has come to dominate new housing and provides insight into why community associations often do not work as intended. McKenzie's assessment will interest anyone looking to understand the history, challenges, and survival of America's thousands of community associations. --Tyler P. Berding, author of *The Uncertain Future of Community Associations*For those looking for a second-generation analysis of community associations, *Beyond Privatopia* is essential. In his 1994 classic, *Privatopia*, Evan McKenzie documented the rise of a major new American governing institution, the private community association. Local government was being privatized on a massive scale not always to the best effects, McKenzie concluded. In this new book he explores developments since then; as always, he is skeptical of conventional wisdom and proposes significant reforms. Robert H. Nelson, Professor, School of Public Policy, University of Maryland, and author of *Private Neighborhoods and the Transformation of Local Government*For international scholars of private urban governance, Evan McKenzie's writings are among the richest and most trusted sources. His unique position as an open-minded and thoughtful political scientist and a practicing lawyer who advises homeowner associations means that *Beyond Privatopia*, like his earlier *Privatopia*, will become required reading.

McKenzie's insights increase the probability that legal protections for public governments, private governments, and homeowners will emerge. Chris Webster, Professor of Urban Planning and Development, Cardiff University Once again Evan McKenzie joins great scholarship with practical experience to explain the legal and social nuances of common interest developments. In *Beyond Privatopia*, he shows us why private government has come to dominate new housing and provides insight into why community associations often do not work as intended. McKenzie's assessment will interest anyone looking to understand the history, challenges, and survival of America's thousands of community associations. Tyler P. Berding, author of *The Uncertain Future of Community Associations* About the Author Evan McKenzie is associate professor of political science at the University of Illinois at Chicago. He is also an adjunct instructor in the real estate program at the John Marshall Law School. He received his Ph.D. in political science from the University of Southern California and his J.D. from the University of California at Los Angeles School of Law. He is the author of many published works on homeowner and condominium associations, including *Privatopia: Homeowner Associations and the Rise of Residential Private Government* (Yale, 1994).