



ABOUT & SERVICES>>

UTAH'S TRUSTED ASSET MANAGEMENT EXPERT FOR OVER 40+ YEARS

100% comprehensive and transparent management for commercial property asset portfolios and residential Home Owners Associations.

Family owned and operated since 1982.

More than 40 years of community management experience places us in a unique position to be a valuable partner to your association. Western Management has the knowledge, training, and economy of scale to effectively care for all your community's needs.

What's our focus? Increasing the value of your portfolio.

Our focus is to create and increase value in each property. We make a commitment to eliminate owner anxiety, build goodwill among owners and tenants, and raise the standard of services provided to HOA communities and investment properties.

We have a long track record of Success.

Western Management's close ties to some of Utah's greatest real estate development groups and home builders like Perry Homes, Symphony Homes, Regal Homes, Holmes Homes, and Draper Land Company highlight some of the success of this longevity.

Industry Leading Technology

Flawless transition and comprehensive support is provided using industry leading management software developed specifically for homeowners associations.

A highly trained management team acts as a buffer between the Board of Directors and the homeowner when it comes to common area issues that affect their ownership. Members of the HOA work with their own designated Western Management staff for any items pertaining to the association.

Online Resident Portal Information and Payment System

The online system allows owners to sign-in to their own personal account portal anywhere at anytime to access anything pertaining to their HOA membership.

- 24/7 Owners can easily and securely:
- Make payments.
- Get questions answered & submit feedback.
- Submit maintenance requests & contact 24/7 Emergency maintenance assistance.
- Access association documents, calendars
- learn about ownership
- review all notices and updates in real time.

SERVICES

Asset Care & Appreciation

Western Management provides 100% comprehensive and transparent service. This means crystal clear financial reporting and complete customer satisfaction on demand.

After 40+ years of success our family is eager to help you and anxious to solve your problems.

A Tailored Fit

Unlike larger management corporations that prescribe broad standard operating procedures across their entire portfolio Western Management Associates creates a customized plan tailor fit specifically to your asset's needs.

24-HOUR EMERGENCY MAINTENANCE

Safety comes first. Our maintenance and management team are on call 24 hours a day, 7 days a week.

CORE SERVICES

- 100% transparent, on demand financial reporting.
- Industry leading cloud computing asset management software and client payment portal.
- Revenue collection and operating expense payments, lease administration.
- facility and grounds maintenance.
- Commercial lease, community and Collections policy enforcement.
- Certified life guards.
- Manage vendor contracts and services.
- 24-hour security, emergency maintenance team.
- A designated property manager and accountant to work directly with owners and tenants

Home Owners Associations & High Density Residential

- Home owners associations of planned communities and large developments.
- Condominium towers owners associations.
- High density apartment developments.
- Multifamily developments
- Mixed Income Spaces

Commercial Management

- Commercial Office Space & Retail Malls
- Class A commercial & enterprise office Space.
- Executive suites & office condominiums.
- Mixed use, creative, and special purpose space.
- Commercial retail malls
- Commercial warehouse

MORE THAN JUST MANAGEMENT

Capital Improvements Project Management

Our services expand beyond those of other typical property managers. The value of your assets will appreciate in the hands of Western Management Associates.

In addition to protecting your investment Western Management Assoc has the ability to increase the value of your assets by planning and executing capital improvement development projects.

- Capital improvement development & budget management.
- Federal, state, and municipal building, fire, safety code enforcement.
- A designated community Liaison.
- Project journal entry reporting
- Trouble shooting and performance Metric.

Want to Know more? We're waiting to hear from you.



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