



● THE CONNECTED PLATFORM

Every Operator. Every Owner. *One Platform.*

You can keep adding software — or you can replace it. A field guide for the people who actually run communities.

Your managers weren't hired to manage software.

They were hired to manage communities.

OnlyHOA gives them their time back.

8:59 AM • MONDAY

Every morning starts the same.

Unread emails

Homeowner complaints

Vendor questions

Invoices waiting

Open violations

Board requests

Architectural reviews

Inspections

Phone calls

Payments

Emergencies

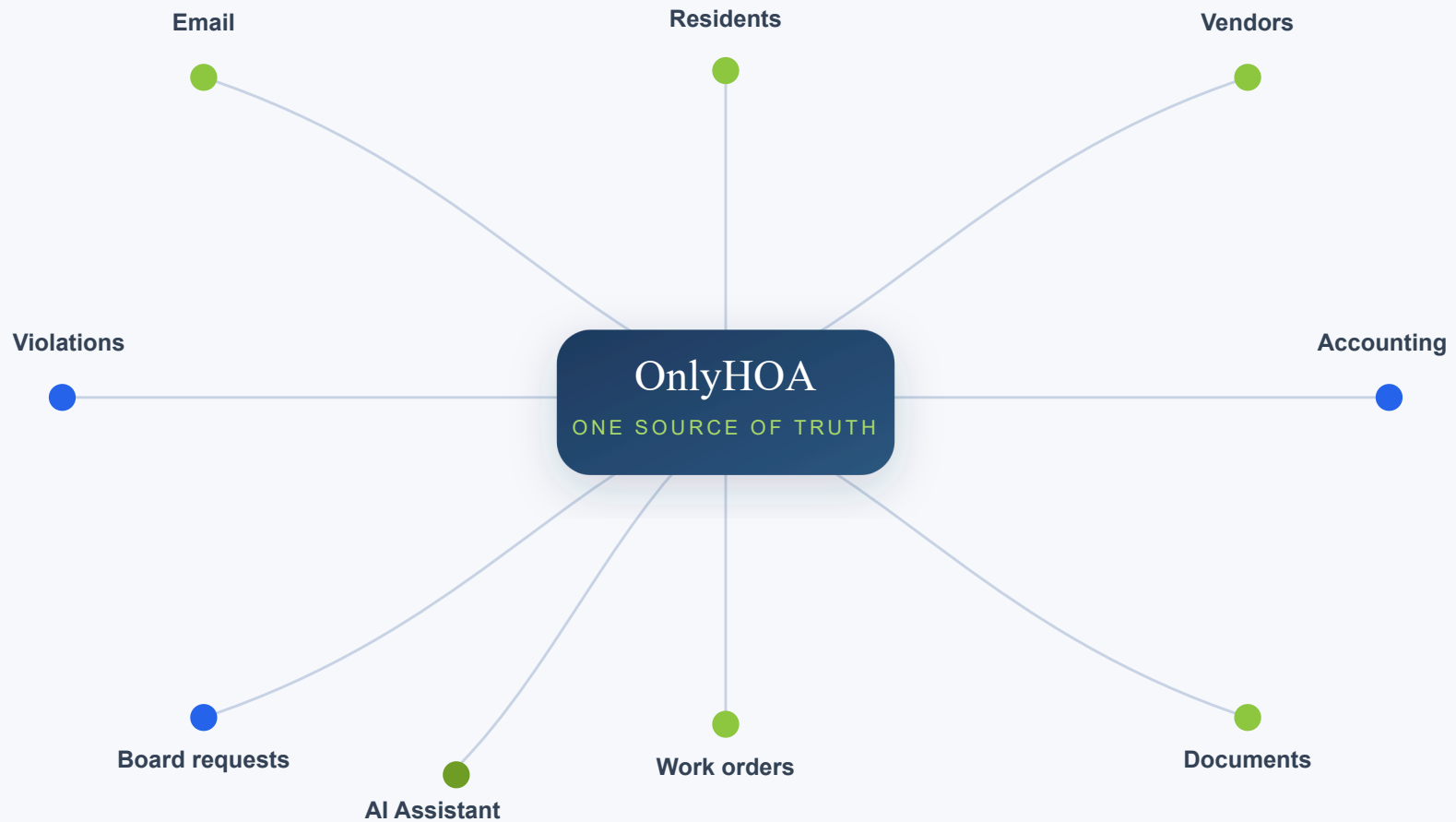
One community manager. *It doesn't have to be this way.*

ONLYHOA CHANGES THAT

Instead of managing
software—
managers manage *communities*.

ONE MANAGER. ONE SURFACE.

Everything a community throws at your team — converging into a single place.



FOR THE CEO

Don't buy another subscription. Recover the hours lost to busywork.

Fewer tools

Consolidate communications, workflows, vendors, approvals, and reporting into one connected platform.

+ capacity

Support more communities per manager, without sacrificing service.

↑ boards

Faster answers and cleaner packets. Happier renewals.

Reduce staffing pressure. Increase manager capacity. Deliver faster service. Create happier communities — and the margins that follow.

FOR THE MANAGER

What changes on Monday morning.

Your managers stop chasing vendors

Issues and deadlines surface before they become bigger problems

Every decision is documented — automatically

Board commitments stay owned & visible

Less duplicate entry across records

The right owner is on every email

The inbox is already triaged

The day is planned before you sit down

Executives don't buy features. They buy hours back. *This is where they come from.*

Meet the assistant that keeps the work moving.

Keeps every email visible.

Flags violations needing attention.

Brings homeowner context into the conversation.

Assembles board packets from current records.

Surfaces approaching deadlines.

Tracks invoices through approval.

Drafts replies for your review.

Keeps commitments in front of you.

It drafts the replies, builds the board packets, reads the invoices, and cites the exact CC&R clause. *You stay in charge — it does the chasing.*

Governed by design: resident identifiers are tokenized before approved AI processing and re-associated only within OnlyHOA's controlled application layer.

VENDORS

Request three competitive bids in a few clicks.

Select the vendors once. OnlyHOA sends the requests, tracks responses, centralizes estimates, supports comparison, and preserves the procurement record. Far fewer disconnected emails, spreadsheets, and manual follow-ups. Insurance and COI stay on file; a vendor performance score built from real activity across your portfolio highlights who's earned the next job.

COI tracking

Performance score

Marketplace bids

Work orders

1099 reporting

Portfolio-wide

BOARDS

An experience boards can trust.

One-click approvals with the right guardrails.
Consent bundles by email, web, and mobile.
Meeting packets assembled for you. A financial
trust center that answers the question before
it's asked.

Board packets, built

One-click, governed approvals

Votes, motions, minutes

Financial-control & risk indicators

RESIDENTS

Owners who self-serve — on any device.

Pay dues, book amenities, submit requests, register vehicles, read the rules, and get answers from AskIt — the community's own assistant — on web and native iOS & Android. Fewer calls. Faster resolutions. Happier communities.

Pay & autopay

Amenities

Requests & ARC

Statements

AskIt (AI)

iOS & Android

TRUST

Security and governance, built into every layer.

Per-tenant encryption

Field-level PII protection

MFA & passkeys

Break-glass access

Tamper-evident audit trail

Governed AI (tokenized PII)

Role & permission profiles

Attachment safety scanning

Private by default. Sensitive values are encrypted, every action is logged, and resident identifiers are tokenized before any AI-assisted step.

WHAT ONLYHOA IS DESIGNED TO IMPROVE

Not features. Outcomes.

More capacity

Less time triaging, searching, drafting, and rebuilding context.

Fewer dropped commitments

Every board commitment gets an owner, status, and due date.

One inbox

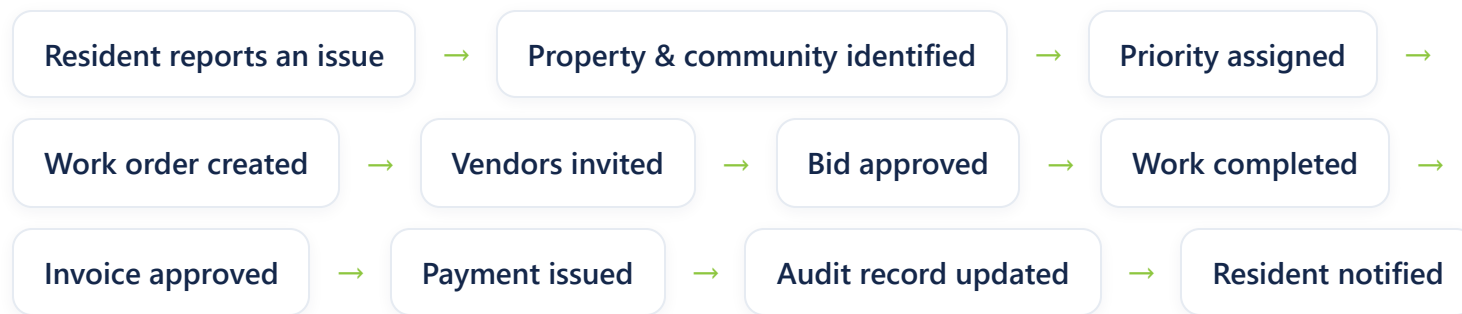
In place of the tabs a manager used to keep open.

More doors / manager

Create capacity to grow the portfolio without matching every new community with new overhead.

ONE SYSTEM, END TO END

Watch one maintenance request travel the whole platform.



The complete workflow stays connected in OnlyHOA. *Every handoff stays visible.*

WHY IT'S DIFFERENT

Built by someone who lived the problem.

HOA software should be built by people who have actually run a community — not on software assumptions alone.

OnlyHOA was created from firsthand HOA leadership and operations experience — someone who felt every dropped email, every missed deadline, every “who approved this?” firsthand, and refused to accept that this was as good as it gets. That’s why it works the way managers actually work.

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software.

Or you can replace it.



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CONNECTED HOA MANAGEMENT SOFTWARE

Book a 20-minute demo →