

ASSOCIATION RECORDS

Four fields that go stale on a record nobody has opened since it was filed



WHAT YOU'LL LEARN

PP 2-3 What the state actually holds

PP 4-5 Why nobody notices

PP 6-7 What a card changes

P 8 How do I start?

BONUS Shop-floor facts



PREPARED FOR
NEW ENGLAND COMMUNITY ASSOCIATION
MANAGERS

SET ONCE, THEN LEFT

What the state actually holds

Every association you manage has a registry record. It was created once — during a formation or a takeover, in a week when twenty other things were also happening — and then it was done. It was correct on the day it was filed.

Three fields on it decay quietly from that day. The registered agent is a real person or firm who agreed to receive legal mail; people leave, firms merge, and nobody

tells the state. The principal office is whatever address was current when the record was made, and it outlives the lease that produced it. The standing is a status field that can change without anybody being telephoned about it.

None of that is negligence. A record that requires no maintenance and sends no reminders is a record that quietly stops describing you, on a schedule nobody set.

THE NUMBERS

A manager holding a portfolio is holding one registry record per association, each formed in a different year by a different person under a different set of assumptions.

WORTH KNOWING

A registry mirror is not the registry. Third-party sites lag and sometimes disagree with the state's own record, and a wrong "not in good standing" is worse than no answer at all.

THE TAKEAWAY

The information is public and free to look at. The only thing missing is a moment in the month when looking at it is somebody's job.



RECORDS & AGENTS

Happens more
than you'd think.

SHOP-FLOOR FACT: THE AGENT WHO LEFT A registered agent who has moved on is still the registered agent until somebody files to change it. The record does not know they are gone.

FOUND BY SOMEBODY ELSE

Why nobody notices

Nothing arrives to tell you a record went stale. The state is not required to find you, and by definition it may no longer know where you are. There is no envelope, no email, and no moment of discovery built into the year.

So the people who read these records read them first. Closing attorneys, lenders and buyers —

which means the first person to notice a problem is standing on the other side of a transaction, holding it up, asking a question the office cannot immediately answer.

The correction itself is usually an afternoon. The cost is never the correction. It is the timing, and the conversation with a board about why nobody knew.

THE NUMBERS

The gap between a record going stale and anybody noticing is measured in years, because the noticing is done by outsiders on their own schedule.

WORTH KNOWING

Confirm anything that looks bad against the state's own page before acting on it or telling a board about it. A mirror having a bad day is not a filing problem.

THE TAKEAWAY

Being told by a closing attorney is the most expensive way to learn something that was public the whole time.



Write it down or it didn't happen.

SHOP-FLOOR FACT: THE DATE THAT MATTERS The useful date is not the filing date. It is the date somebody last actually looked — which is why it belongs on the record itself.

“The closing attorney found it. That is not how I wanted to learn about it.”

ON THE RECORD, OFF THE LOT: The Manager is a character from the Mr. Wilson field film — written from the property mgmt dive and played by an actor. A composite of what the research found. Not a client, and not a customer testimonial.



The Manager

COMMUNITY ASSOCIATIONS · NEW ENGLAND

Who set up the record?

— Whoever handled the takeover that year. It was right on the day it was filed.

What went stale?

— The agent. He left the firm, and the state was never told — there is no process that tells them.

Did anything warn you?

— Nothing arrives. The state is not required to find you, and it may not know where you are.

Who noticed?

— A closing attorney, mid-transaction. The fix took an afternoon. The conversation with the board took longer.



AND FROM THE OTHER SIDE OF THE DESK

“The card reports what the registry said that day. What we correct, and who signs it, is still ours.”

MRS. WILSON · SHE RUNS THE SHOP · ALSO A CHARACTER

SO HOW DO I ACTUALLY START?

The audit is free and it reads the public record. Here is what a standing card does once it is running:

- 1 Reads the registry** The state's own record, against the roster you already hold. Nothing new gets typed and nothing leaves the office.
- 2 Shows one date** The date each record was last actually checked — not the date somebody assumed it was fine.
- 3 Flags disagreements** Where agent, address or standing no longer match what you hold, and which records nobody has looked at this year.
- 4 Leaves you the lapse** A lapsed record surfaces while it is still routine paperwork, not mid-closing. It reports what the registry said on the day it looked; what to correct stays yours.

One fix at a time. You keep the keys.

MRWILSON.TECH



The Good-Standing Sweep · prepared for New England community association managers · research dated 2026-08-16 · trade-level guide: no named client, no private data, and no figure this shop has not measured. Quotes are from the Mr. Wilson field film.