

Professional Community Management for HOAs, Condominium Associations, Co-ops, and Rental Properties Throughout New York and New Jersey

Custos Management LLC provides full-service community and property management for homeowner and condominium associations throughout New York and New Jersey. Our team combines decades of experience in **property management, construction, operations, and financial oversight**, giving Boards the professional support they need to manage their communities effectively.

At Custos, we view our role as more than administration — we act as a **trusted partner to Boards**, helping protect property values, maintain infrastructure, and ensure communities operate smoothly and efficiently.

Services We Provide

- Full HOA & Condominium Management
- Financial Management & Budgeting
- Vendor Management & Contract Oversight
- Maintenance Coordination
- Capital Project Oversight
- Construction Expertise
- Resident Communication Systems
- Board Meeting Support
- Compliance & Rule Enforcement



The Custos Advantage

Communities that work with Custos benefit from:

- Experienced leadership with **decades of operational knowledge**
- **Construction-informed project oversight**
- Strong **financial and budget discipline**
- **Hands-on community management**
- Transparent communication and technology
- **A true partnership with board leadership**

Our goal is simple:

**Deliver management that
moves communities forward.**

**If your association is looking for
a management company that
offers *experience, accountability,
and proactive management*
Custos Management is ready
to help!**

Partner with Custos

Experience. Accountability. Proactive Management.



**www.custosmgmt.com
845-459-0300**



CUSTOS
MANAGEMENT

Management That Moves You Forward

Our Philosophy

The name "**Custos**" comes from the Latin word meaning **guardian**.

That philosophy reflects how we view our role:

We are not just managing buildings.
We are **protecting the community's
investment, infrastructure, and future.**

Every decision is made with three goals in mind:

- ✓ **Protect property values**
- ✓ **Maintain and improve community infrastructure**
- ✓ **Support boards with professional expertise and transparency**

Custos Management LLC

Professional Community Management

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What Sets Custos Apart

We believe effective management requires real involvement. Our team performs regular property oversight, works directly with vendors, and provides ongoing support to Board members to ensure issues are addressed quickly and correctly.

Construction & Capital Project

Expertise

One of the largest expenses for any HOA is **capital improvements and infrastructure maintenance**.

Because Custos leadership comes from construction and development backgrounds, we provide oversight that most management firms simply cannot offer.

We assist boards with:

- Roofing projects
- Siding and façade work
- Paving and drainage projects
- Structural repairs
- Infrastructure upgrades
- Preventative maintenance planning

Rather than simply forwarding contractor proposals, we **analyze scope, pricing, and long-term implications** to ensure the board is making the best financial decision for the community.

Fiscal Responsibility

We help Boards maintain strong financial health through:

- Budget preparation and oversight
- Vendor contract review and competitive bidding
- Expense monitoring
- Long-term planning for capital improvements and reserves

Our goal is to ensure that **association funds are used wisely and transparently**.

Clear Communication

Custos utilizes modern management software to streamline communication with both Boards and residents. Through our resident portal, homeowners can:

- Pay association fees
- Submit maintenance requests
- Access important documents
- Receive community updates

We also provide consistent communication with Board members to ensure decisions are implemented efficiently.

Board Partnership & Guidance

Custos operates as a **strategic partner to the Boards**, not just a service vendor.

We assist boards with:

- Interpreting governing documents
- Developing policies and procedures
- Managing resident issues and disputes
- Preparing meeting materials and reports
- Supporting enforcement of rules and bylaws
- Coordinating with legal and insurance professionals

Our goal is to **empower boards to make informed decisions** while providing the operational support needed to implement them.

Flexible, Community-Specific Management Plans

Every community has different priorities.

Custos works with each board to create a **management program tailored to the needs of that specific association**, whether the focus is:

- Financial stability
- Infrastructure improvement
- Community appearance
- Operational efficiency
- Resident communication

This customized approach ensures that management services align with the community's goals and expectations.

Hands-On Management — Not Remote Management

Many large property management firms manage dozens or hundreds of communities per manager.

Custos emphasizes **active involvement with the communities we manage**, including:

- On-site inspections
- Direct vendor oversight
- Regular communication with board members
- Rapid response during emergencies
- Problem solving before issues escalate

Our approach is relationship-driven, not ticket-driven.