



Better Community
Living Starts Here

ARMANAGEMENTCO.COM



ABOUT US

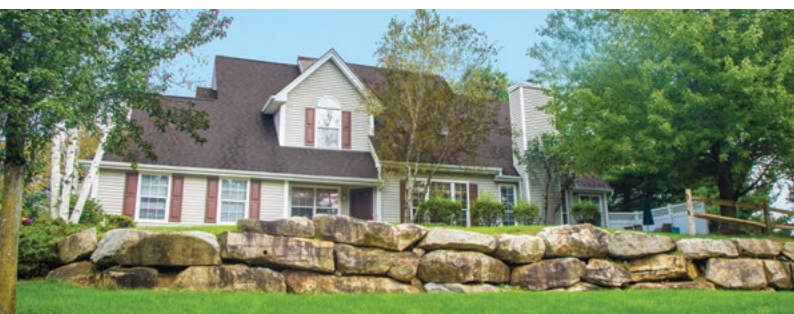
AR Management Company is a full-service property management company based in Mount Arlington and Morristown, New Jersey specializing in condominiums, townhomes, mid-rise, high rise, and commercial space of all sizes. We assist in administration, management, and operation of community associations throughout Northern New Jersey, helping to ensure residents the comfortable lifestyle they expect, while protecting their investments through property value appreciation.

In 2018, A&R Midstate Management and Alliance Property Management formed a new alliance in AR Management Company. This alliance brings together both firms' knowledge and resources to deliver our clients a deeper line of service while continuing our mutual tradition of excellent service and expertise.

We work closely with each Association to carefully tailor a plan designed not only to identify and achieve its specific goals, but to maximize the lifestyle afforded to all residents and homeowners. We recognize that our most important product is prompt and effective service of the highest quality. As professional managers with financial, legal, property, and public relations experience and unique capabilities unmatched by our competitors, we deliver a wide range of complete, cost-effective services to oversee the proper management of any association.

READ OUR BLOG AT ARMANAGEMENTCO.COM

Your Property.
Our Priority.



AR

MANAGEMENT CO.



OUR MISSION

Our mission is to provide property management services that result in unsurpassed and memorable experiences for our clients. Our main objective is to service our clients with the highest degree of integrity, honesty, and professionalism. Through constant focus on these three principles, our clients prosper. Our ultimate goal is to maintain and enhance your property, and to exceed the expectations of your Board of Directors and homeowners while maintaining the financial integrity of your Association.

OUR CORE VALUES

Proactive Approach: We conduct scheduled inspections of your property to identify issues before they become problems.

Personal Communication: When you call us, you speak with a live person who listens to your request and immediately take action.

Value-Oriented: We provide you with the best service at the best price to keep your property and investment financially sound.



LEADERSHIP TEAM

JOSEPH J. BALZAMO, COO

Joe is an accountant, licensed real estate agent and licensed contractor with nearly 25 years of experience in property management for community associations, commercial properties, and real estate investors. He has extensive experience in construction project management and has helped many communities with financing solutions and settlement of large insurance claims.

Joe holds a bachelor's degree in Accounting from Seton Hall University and studied Finance and Entrepreneurial Studies at Fairleigh Dickinson University.

KAREN MEEHAN, CMCA, PRESIDENT

Karen began her career in property management in 1993, working first as a property manager at Midstate Management before serving as Regional Property Manager and Vice President. In 2004, she opened A & R Midstate Management, LLC. She has a wealth of experience and is well versed in the intricacies of managing properties ranging in size from small to large scale. Karen is also a licensed real estate agent in New Jersey and a certified mediator through Community Association Institute (CAI). Karen holds a bachelor's degree in Business from Fairleigh Dickinson University.

Karen is an active member in CAI and holds a full certification.

OUR SERVICES

PROPERTY MANAGEMENT

Property Inspections: Every property is inspected on a regularly scheduled basis to ensure that property maintenance requests and work orders are being handled effectively and efficiently.

24-hour Emergency Service: Emergency calls are handled by our staff, not a third-party or call center.

Vendor Management: We supervise all contracted personnel to ensure that the quality of service delivered matches the expectations of the Board.

Project Management: We develop bid specifications to suit the needs of every project. We solicit multiple bids from a number of qualified contractors to ensure a competitive bidding process. We prepare and negotiate service contracts and clearly specify the services that are to be delivered.

ADMINISTRATIVE

Advisement: We provide guidance, assistance, and support to the Board in all areas of the operation of the association.

Customer Service: Homeowner correspondence and requests are handled in person, over the phone, or via email with the highest level of professionalism and courtesy.

Communications: We prepare and publish pertinent communications to board members, homeowners, and residents customized to the wishes of the community to keep all parties informed. Web services are also available and are fee based.

Reporting: We will create monthly management reports to suit your Board's needs and provide necessary information.

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FINANCIAL MANAGEMENT

Budgets: Budgets are carefully prepared, presented, and monitored including review of replacement reserves. Together, we work with your Board to provide pertinent information.

Collections: Collect and deposit monthly association fees and assist in the collection of delinquent accounts including working with the association's attorney if necessary.

Payables: We validate, approve, and pay Association bills in accordance with Association procedures and budgets.

Financial Management: We provide financial planning, analysis, and forecasting for the orderly accomplishment of a responsible fiscal profile. We additionally manage the investment of association funds.

Insurance: We monitor the association's insurance policies ensuring the best coverage and lowest premiums for the association.

Financing: We have strong bank relationships as well as experience securing loans for Associations to help address budget shortfalls or support necessary improvements.

Additional Available Accounting Services: Banking, Online Maintenance Payments, Cash Management, Investments Services



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