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Richard has over thirty years experience in real estate sales, construction and property management. He has held real estate broker's licenses in Montana, Hawaii and Oregon. Since 1992, his focus has been homeowner association (HOA) management. In 1996, he founded Regensis to offer financial, maintenance, management and administrative planning services to HOA developers, managers, boards and real estate agents. Some accomplishments:

- ◆ **President: Regensis, Inc.**, an HOA management consulting company.
- ◆ **Editor & Publisher: The Regensis Report**, a monthly HOA newsletter
- ◆ **Website: [www.Regensis.net](http://www.Regensis.net)**, world's largest internet HOA resource.
- ◆ **Online: RealtyTimes.com** (weekly column), **MarketWatch.com**
- ◆ **Magazines:** Writes HOA articles for **Community Manager, New England Condominium, Bloomberg Personal Finance, ECHO Journal, Condo Management** and **Florida Community Association Journal**
- ◆ **Book:** Wrote chapter in Donald Trump's **The Best Real Estate Advice I Ever Received**
- ◆ **Newspapers & Magazines:** Quoted as HOA Expert in **Wall Street Journal, Smart Money, LA Downtown News, Common Ground, Community Associations Network, Money, Community Association Management Insider, The Washington Times, HGTV, Chicago Tribune, Florida Times-Union, Fort Collins Coloradoan, The Business Journal, Daily Journal of Commerce, Medford Mail Tribune, Community Association Institute's Fast Tracks, The Oregonian, The Star-Ledger, Calgary Herald, Community Association Institute's Community Manager, MSN.com, The National (United Arab Emirates), Investor's Business Daily, Las Vegas Sun**
- ◆ **Speaker: Lorman Education Services** and **Community Associations Institute**
- ◆ **Continuing Education:** Provides content to **Bert Rodgers School** for Florida community association manager continuing education
- ◆ Member: **Community Associations Institute (Washington & Oregon)** [www.caionline.org](http://www.caionline.org)
- ◆ Member: **National Association of Real Estate Editors** [www.naree.org](http://www.naree.org)
- ◆ Founder: **Oregon Washington Community Association Managers** [www.OWCAM.org](http://www.OWCAM.org)
- ◆ President: **Association of Professional Reserve Analysts** [www.apra-usa.com](http://www.apra-usa.com)