

# MATTHEW A. GARDNER

## PARTNER

MATTHEW A. GARDNER is a partner of Richardson|Ober|DeNichilo who works with community associations, homeowners and HOA boards of directors to amend governing documents, resolve homeowner/member disputes, manage assessment delinquency matters and provide leadership training to volunteers and community members.

In his more than six years with Richardson|Ober|DeNichilo, Matthew has worked with clients on risk management, reserve studies, rule creation and enforcement, financial reporting and budgets as well as community governance responsibilities.

Matthew's levelheadedness helps him connect with people in a way that puts them at ease, makes them feel heard and enables the process of negotiation and communication to run smoothly. It's this centeredness and ability to listen that makes Matthew successful whether he's working on a collections matter, helping a board elect a new president or working with homeowners to amend their governing documents.

His approach to lawyering as a service gives Matthew a sense of mission. Always ready to meet clients at industry events and frequently asked to speak to groups of community leaders, Matthew has established himself as a knowledgeable, reassuring guide to the ins and outs of common interest development living. As a partner, Matthew works closely with new associates, mentoring them and acclimating them to the nuances of the common interest development industry.

In addition to amending CC&Rs and counseling clients, Matthew also manages RIOD Collect, our delinquent assessment collection services department. Matthew provides counsel on our judicial foreclosure program and advises why we believe it is the most productive way to retrieve overdue assessment fees. He supervises the collection managers and their collection accounts.

A native of Cincinnati, Matthew attended the University of Notre Dame where he received a Bachelor of Arts degree in History. He obtained his Juris Doctor degree from the University of Dayton School of Law, where he was the recipient of the President's Scholarship (2000-2001) and the Social Justice Scholarship (2002), as well as the 2003 CALI Excellence Award for the highest grade in his class. Prior to joining Richardson|Ober|DeNichilo, he headed his own law firm in South Pasadena, California, which specialized in providing legal services to homeowners and mutual benefit corporations.



## CONTACT

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(877) 446-2529

## PRACTICE AREAS

- Common Interest Developments
- Condominium Law
- Construction Contracts
- General Counsel
- Assessment Recovery

## EDUCATION

- University of Dayton School of Law, J.D., President's Scholarship, Social Justice Scholarship, CALI Excellence Award
- University of Notre Dame, B.A., History

## BAR ADMISSIONS

- California, 2006
- Ohio, 2003

## PROFESSIONAL ASSOCIATIONS

- Community Associations Institute - Greater Los Angeles Chapter, Committee Chair for Publications (2011-2017)
- Pasadena Bar Association

## PROFESSIONAL ACCOLADES

- Super Lawyers, Rising Stars
- Pasadena Magazine Top Attorney Award 2013, 2014

## Publications

- "Read My Lips - Raise My Assessments...and Spend Them Too!" Focus Magazine, CAI-GLAC, July/August 2019
- "Understanding The Manager's Role vs. The Board's Role - Communication is Everything," Channels of Communication, CAIE, Second Quarter 2019
- "What Factors Should a Board Consider When Deciding on a Collection Remedy? Foreclosure, Superior Court, or Small Claims?" CACM Journal - Winter 2018
- "Is Your Debt Collection Process Fair? California Civil Code vs. FDCPA," Focus Magazine, CAI-CLAC, March/April 2017
- "Bored with Meetings? Remember the Basics," Channels of Communication, CAI-CI, October 2012
- "What Do Directors Need to Know?" Focus Magazine, CAI-GLAC, February/March 2012
- "Foreclosed Units," Focus Magazine, CAI-GLAC, February/March 2011
- "Annual Disclosures," Focus Magazine, CAI-GLAC, September/October 2010

## Recent Speaking Engagements

- "Taming the Small Claims Court - Tactics & Techniques for Using Small Claims" CAI NorCal Legal Forum, September 2019
- "Family Feud, HOA Edition," CAI-CI - Chapter Luncheon, August 2019
- "The Three P's: Parking Pets, & People," CAI-CI Santa Barbara Luncheon, August 2019
- "Anatomy of A Director of Election: Best Practices and Pitfalls," CAI-SD Trade Show & Leadership Luncheon, June 2019
- "The Three P's: Parking Pets, & People," CAI-CI Central Coast Dinner Program, June 2019
- "California Common Interest Development Law Course," CAI-GLAC, March 2019
- "California Common Interest Development Law Course," CAI-OC, March 2019
- "The Early Bird Settles the Dispute: Effective Resolution" CAI-CCAL Law Seminar, January 2019

