EDWARD VILLANUEVA

ATTORNEY | BERDING & WEIL LLP
evillanueva@berdingweil.com



AREAS OF PRACTICE

Edward Villanueva serves as a community association attorney for Common Interest Developments (CIDs) throughout California, representing homeowners associations (HOAs) for residential and commercial condominium associations, planned developments, condominium conversions, and large residential retirement and single-family home communities. His practice encompasses amending governing documents, assisting with association elections, drafting contracts, advising on neighbor disputes, and preparing disclosures for prospective buyers. Drawing on more than 15 years of real estate experience, Edward provides practical, business-aligned legal counsel tailored to the governance and operational needs of the communities he serves.

PROFESSIONAL EXPERIENCE

Mr. Villanueva's CID practice is grounded in a deep foundation in real estate transactions, lending, and disputes. At his prior firm, he reviewed, negotiated, and drafted purchase and sale agreements, promissory notes, deeds of trust, and leases for residential and commercial real estate, and represented owners and property managers in lease compliance and real property disputes. That landlord-tenant and lease-compliance experience translates directly to the association-owner relationship at the heart of CID governance: the dynamic between an association and its members closely mirrors that between a landlord and tenant, informing how Mr. Villanueva counsels associations on interpreting and enforcing their governing documents and resolving owner disputes.

Earlier in his career, he served as in-house counsel for a publicly traded specialty mortgage finance company, overseeing the origination of more than $500 million in commercial real estate loans nationwide, and later serviced portfolios of commercial real estate loans exceeding $1 billion for the commercial mortgage group of a well-known national bank. This experience sharpens his ability to interpret the complex governing documents and financial arrangements that shape community associations. He's also advised real estate investors on 1031 tax-deferred exchange strategies, and teaches business law and real estate as an Adjunct Professor at City College of San Francisco and College of Marin since 2011.