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February 11, 2020

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Hon. Delegate Kumar P. Barve
Chair, Environment and Transportation Committee
Hon. Delegate Dana M. Stein
Vice Chair, Environment and Transportation Committee
House Office Building, Room 251
6 Bladen Street
Annapolis, MD 21401

**RE: HB 444 – Homeowners Associations – Powers, Boards of Directors,
Voting, Meetings and Rules**

Hearing Date: February 11, 2020

Position: SUPPORT WITH AMENDMENTS

Dear Honorable Chairman Barve, Vice Chair Stein and Committee Members:

This letter is submitted on behalf of the Maryland Legislative Action Committee (“MD-LAC”) of the Community Associations Institute (“CAI”). CAI represents individuals and professionals who reside in or work with condominiums, homeowners’ associations and cooperatives throughout the State of Maryland.

MD-LAC supports HB 444. The bill puts in place many of the safeguards for homeowners, and the reasonable powers for the homeowners’ associations to properly govern the associations.

Maryland Legislative Action Committee
Post Office Box 6636
Annapolis, Maryland 21401

We support the bill with the following amendments:

- Page 3, line 11-12 strike “OR TWO OR MORE LOT OWNERS ON MATTERS AFFECTING THE HOMEOWNERS ASSOCIATION”
- Page 4, line 3 strike “LEND” and insert in its place “BORROW”
- Page 8, line 13 correct “(B)(2)” to “(B)(1)”
- Page 9, line 1 strike “180 DAYS” and insert in its place “11 MONTHS”
- Page 9, line 11, correct “”11B-113.1” to “11B-113.2”
- Beginning on Page 9, line 32 through Page 10, line 31 strike that entire section as it is in conflict with Section 11B-106.1
- Page 12, line 25 strike the “(1)” after (D)
- Page 12, line 28 strike “RECORDED” and insert in its place “DEPOSITED”
- Beginning on Page 12, line 30 through Page 13, line 3 strike that entire section
- Page 14, line 14, insert “DECLARATION OR” before the word “BYLAWS”
- Page 14, line 20, strike “TO THE BYLAWS”

We respectfully request that the Committee give HB 444 a favorable report with the amendments noted. We are available to answer any questions the Committee Members may have. Please feel free to contact Lisa Harris Jones, lobbyist for the MD-LAC, at 410-366-1500, or by e-mail at lisa.jones@mdlobbyist.com, or Kathleen M. Elmore, Assistant Treasurer, MD-LAC for Community Associations Institute at 410-544-6644, or by E-mail at kelmore@elmore-throop.com.

Sincerely,

Kathleen M. Elmore

Kathleen M. Elmore
Ass't Treasurer, CAI MD-LAC

Steven Randol

Steven Randol
Chair, CAI MD-LAC

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