

HB00107 - Cooperative Housing Corporations, Condominiums and Homeowner Association  
Reserve Studies - Statewide

I am a Homeowner in the Harford Town Community, located in Harford County, Maryland, built in 1997. A community constructed of Single Family homes, Townhomes, a community pool, walking trails and tennis courts. This community used to be a nice place to live, but I cannot say that today. I believe a reserve study is needed. We have major drainage issues throughout our community, some even causing backyards, basements and common areas of our development to flood. The builder never installed a drainage system for our development.

Members serving on the Board of Directors and the Property Management company have knowingly, neglected to upkeep our services and infrastructure for our entire community. Fortunately, it is not because of the lack of funding, it is because of the lack of knowledge of the bylaws, covenants, restrictions and conditions that govern our community, for these Members serving on the Board. This has caused the depreciation of the community and Homeowner properties. If a reserve study is implemented, that would mean Members would have to maintain the upkeep of a community creating appreciation of Homeowner properties.