

Dear ENT Committee,

The Kings Court Townhouse #2 Association (Baltimore County) leaning towards a favourable position, but has concerns with SB446. The bill authorizes a county or municipality to establish a fund to provide support for the repair of the infrastructure in condominium or homeowners associations. It is quite possible that during these current and difficult times that a county or municipality MAY NOT choose to provide such a fund for these groups for one reason or another. That would leave some of these organizations in financial need in order to meet the mandates of their reserve fund and operating account, in their efforts to keep up the infrastructure. The number of condos and HOAs are just being identified in each county.

There are questions about how the counties will design this funding. Will the property management be involved with the application for the funds and if so, will they be compensated ? How long will it take to process an application and release funding? Will there be additional funds provided for the older HOAs and Condos that have been double-taxed all these years? Who will establish the rules for each county funds? Will the county be conferring with its condo and HOA leadership?

SB446 has the potential to help many organizations with the fund/tax dollars. However, even with these organizations advocating for the establishment of the fund in their county, there is no guarantee that it will be done,.

Respectfully,

Kings Court Townhouse #2 Association (222 Townhouses)
Nancy Costello, President
Sonia Socha, VP/Treas.
Bob Stroback, Secretary
Sheldon Fleming, Member