

Town of Bladensburg

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Council Members

Ward I

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February 13, 2024

The Honorable Senator William C. Smith, Jr.
Senator Chair Anthony Muse
Judicial Proceedings Committee

Subject: Support for SB447 - Establishing a Bill of Rights for Unit Owners, Cooperative Housing Corporation Members, and Homeowners Association Lot Owners

Dear Senator Smith,

I am writing this letter to express my strong support for Senate Bill 447, which aims to establish a Bill of Rights for unit owners of condominiums, members of cooperative housing corporations, and lot owners of homeowners associations.

As a concerned member of the community and the Mayor of Town of Bladensburg, I believe that the rights and protections afforded to individuals living in such community associations are of paramount importance. The proposed Bill of Rights outlined in SB 447 addresses several key issues that impact the lives and well-being of those residing in these community settings.

The residents of Parkway Condominiums in Bladensburg have suffered a myriad of issues due to poor management and lack of capital funding needed improvements. This bill will empower these residents with additional rights and opportunities to affect change.

One of the significant strengths of SB 447 is its commitment to fostering transparency and accountability within these associations. By clearly defining the rights of unit owners, cooperative housing corporation members, and homeowners' association lot owners, the bill ensures that all residents are aware of their entitlements. This transparency will contribute to a healthier and more harmonious living environment by preventing potential conflicts arising from misunderstandings.

Moreover, the bill seeks to strike a fair balance between the powers of the association boards and the individual rights of residents. This equilibrium is essential in promoting a sense of community while respecting the autonomy and dignity of each resident. This is something greatly needed for my constituents, and I urge you to support this important legislation.

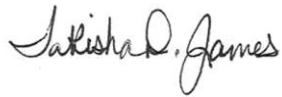
As a Town, we appreciate the emphasis placed on due process in addressing disputes within these associations. The establishment of clear procedures for conflict resolution will undoubtedly contribute to a more equitable and just environment for all residents.

In conclusion, we urge you to support and advocate for the passage of SB 447. By doing so, we can ensure that the rights of unit owners, cooperative housing corporation members, and homeowners association lot owners are safeguarded, leading to stronger, more vibrant, and harmonious communities.

Thank you for your attention to this matter, and I trust that you will give careful consideration to the positive impact that SB 447 can have on our community. The Town of Bladensburg supports legislation that protects Maryland unit owners and provides a Bill of Rights of protections.

Thank you for taking public input on this topic.

Sincerely,

A handwritten signature in black ink that reads "Takisha D. James". The signature is written in a cursive, flowing style.

Takisha D. James
Mayor, Town of Bladensburg

cc: Delegate Holmes
Bladensburg Town Council
Tony Perez, LA Perez