

Vicki Caine, Chair
Igor Conev, CMCA, AMS, PCAM, CIRMS, Vice Chair
Brenda Wakefield, CMCA, AMS, Secretary

Marie Fowler, PCAM, Treasurer
Charlene Morazzani Hood, PCAM, MS,
Asst. Treasurer

Hillary A. Collins, Esq., Member
Julie Dymowski, Esq., Member
Kathleen M. Elmore, Esq., Member
Cynthia Hitt Kent, Esq., Member
Barbara Leonard, Member
Chris Majerle, PCAM, Member

Robin Manougian, CIRMS, Member
John Oliveri, Esq., Member
Nura Rafati, Esq., Member
Susan Saltsman, CMCA, AMS, Member
Scott Silverman, Esq., Member
Ellen Throop, Esq., Member
Tricia A. Walsh, CISR, Member

February 18, 2025

will.smith@senate.state.md.us
jeff.waldstreicher@senate.state.md.us

Senator William C. Smith, Jr., Chair
Senator Jeff Waldstreicher, Vice Chair
2 East Miller Senate Office Building
11 Bladen Street
Annapolis, MD 21401

Re: SB 866 (Cross-filed with HB306)
Common Ownership Communities - Ombudsman Unit, Governing Document Database,
and Local Commissions
Position: OPPOSE
Hearing Date: February 25, 2025

Dear Chairman Smith, Vice-Chair Waldstreicher, and Members of the Judicial Proceedings Committee:

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 community associations, as well as condominiums, homeowners' associations, and cooperatives throughout the State of Maryland and throughout the United States.

MD-LAC opposes SB 866. Our opposition is based upon CAI's long-standing and well-researched position that new ombudsman or similar programs are not the best solution to the issues of common interest ownership properties. **CAI instead advocates for education of homeowners' rights and**

Page 2, Senate Bill 866
Community Associations Institute

responsibilities and community-led solutions that best meet the unique needs of each association. CAI has found that the educational approach for conflict resolution prevents issues before adversarial situations arise and is a much better solution.

We respectfully request that the Committee give SB 866 an **unfavorable report**. 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, Vicki Caine, Chair of the MD-LAC, by e-mail at mdlacchair1@gmail.com, or Robin Manougian, CIRMS, member, MD-LAC, by e-mail at Robin.Manougian@baldwin.com, Kathleen Elmore, Esq., member, MD-LAC, by e-mail [to kelmore@el-grp.com](mailto:kelmore@el-grp.com).

Sincerely,

Robin C. Manougian

Robin C. Manougian
Member, CAI MD-LAC

Vicki Caine

Vicki Caine
Chair, CAI MD-LAC

Kathleen Elmore

Kathleen Elmore, Esq.
Member, CAI MD-LAC