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THE MARYLAND HOUSE OF DELEGATES  
ANNAPOLIS, MARYLAND 21401

**Testimony in Support of HB 444**

**Homeowners Associations – Powers, Boards of Directors, Voting, Meetings, Recordation, and Rules**

Good afternoon, Chairman Barve, Vice Chairman Stein and honorable members of the committee. Thank you for this opportunity to present HB 444, **Homeowners Associations – Powers, Boards of Directors, Voting, Meetings, Recordation, and Rules**. This bill is designed to bring parity between two similar governing bodies regarding common ownership communities in our state.

I do want to bring your attention to the amendments that should be included in your consideration of this bill. In working with the stakeholders, we recognized the needs of very large homeowners associations (HOA), with more than 11,000 members. The provisions proposed in this bill are already covered in the rules and procedures of these HOAs.

In our work over the last several years on condo association (COA) governing documents, constituents have raised the issue with us that the statute governing homeowners associations were much less clear and open to interpretation. In response, and working in collaboration with the Montgomery Housing Project and the Community Associations Institute, we did a side-by-side comparison of the two statutes. With respect to the statutory differences between the roles and responsibilities of HOAs and COAs, we identified places it seemed logical to make the HOA statute clearer by incorporating the COA language. This bill is the result of that analysis.

In our common ownership communities, the HOAs are responsible for approving and maintaining a budget, road maintenance, snow removal, and maintaining the safety and security of the homes within that community. With these changes, we have provided more clarity about the authority and responsibilities of homeowners associations, which is what these community mini-governments have been seeking.

Thank you for your consideration and I respectfully request a favorable report.