



Liberty Road Community Council, Inc.

January 23, 2020

Senator Charles E Sydnor III, Esq,
216 James Senate Office Building
11 Bladen Street
Annapolis, Maryland 21401

Re: SB247 Real Property Nuisance Actions – Baltimore County
Environment and Transportation

Dear Senator Sydnor,

First I would like to thank you for submitting this legislation again for review and listening to the outpour from the communities in your district and mine.

As the President of the Liberty Road Community Council, an umbrella group for many community organizations in and around Councilmatic District 4, I hear and work on many of the problems in these communities.

It is heartbreaking when a community sees their values decline from a home in their community that has been foreclosed on and has been “discarded” for years. One community suffered with a foreclosure of Bank of America for over 5 years. The community cut the grass and trimmed the shrubs because their efforts with the bank fell on deaf ears. Soon the windows were broken and rats and feral cats were living in the structure. Because the windows were broken, the rain came in. Because the occupants “just up and moved out,” dirty clothes and food were left and soon the smell was permeating the walls of the townhouses next door. Those neighbors eventually had to move out because the smell was sickening. Maggots were clinging to the broken windows. Out of desperation, the community covered the windows. The bank just kept selling the paper to other subsidiaries.

The community contacted Code Enforcement and the Health Department, but unfortunately, by the bank selling the paper, Code Enforcement and the Health Department got the same runaround as the community; they never knew who the owner was. It is a ploy I have seen all too often.

The same situation can be true with a home owner that decides to move and rent out his house. Sadly, once some people move out and into a second neighborhood, they forget about the "old neighborhood" and don't feel a responsibility for up keep or monitoring their new tenants. If these new tenants reek havoc on the rental property, many times the owners just "forget" about it and put it up for sale. During hard times and because the house now needs work, a sale might be a long time in coming. The community will contact the owners, but receive no reply and now they just have to keep calling Code Enforcement, or keep the grass cut, trim the vegetation and police the house for vandals.

These types of examples not only have an effect on property values, but the quality of life in those communities that now feel the blight personally. It is depressing and infuriating to feel helpless. I often tell residents that they not only live in their home, but in their community and no one feels that more than a community that is trying to deal with a vacant home that the owners do not care about.

As the President of LRCC, these communities look to me for encouragement and support, but like them, my hands are tied. For that matter in many cases, even departments in Baltimore County are powerless against this type of situation and I am sure they, too, have felt the same frustration the communities feel.

Senator Sydnor, you have listened and are now trying to ease the burden not only on the residents living with these situations but county departments as well.

This Bill SB247 would put a tool in the hands of the communities affected and grant them some leverage to help correct the problem. It has been a long time coming and I am sure that I am not only speaking for the communities that are members of LRCC, but every community in Baltimore County that has ever felt helpless in these types of situations.

Senator Sydnor, please submit my letter for review and consideration.

Thank you for being a champion for your constituency.

Regards,

A handwritten signature in black ink, appearing to read "Shirley Supik". The signature is written in a cursive style with a large initial "S".

Shirley Supik

3525 North Rolling Road

Rockdale, Maryland 21244

410-655-7821