



Sumner Village Community Association
4910 Sentinel Dr.
Bethesda, MD 20816
(301) 229-2278

January 26, 2020

Hon, William C. Smith, Jr, Chair
Judicial Proceedings Committee
Miller Senate Office Building, 2 East Wing
11 Bladen Street
Annapolis, MD 21401

Re: Senate Bill 293
Condominiums and Homeowners Associations - Amendments to
Declarations and Governing Documents
Hearing Date: January 28, 2020
Position: Support

Dear Chairman Smith and Members of the Committee,

I am President of the Sumner Village Community Association (SVCA), which is incorporated under the Maryland Homeowners Association Act (HOA Act). Along with two Condominium Associations, incorporated under the Maryland Condominium Act, we govern a 395-unit residential community in Bethesda, Maryland with over 800 residents.

SB 293, is important to us as it will allow our Association to modernize our governing documents which are now 45 years old. We need to eliminate inconsistencies, remove redundant and unenforceable provisions, and generally modernize the documents.

Unfortunately, our SVCA Declaration and By-laws require the prior written consent of all holders of a first mortgage or deed of trust on any of our units. This is an impossible requirement to satisfy. Amending the Homeowners Association Act to include a 60-day response period by the mortgagees, with a deemed consent provision, solves this problem.

The deemed consent provision has been part of the Maryland Condominium Act for years and has not caused any problems. Adding it to the HOA Act will be a great help to SVCA and other Maryland HOAs with similar mortgagee approval requirements and will not have any adverse impact on mortgage holders.

The amendment in Senate Bill 293 provides a mirror image of the provisions in the Maryland Condominium Act which have been in place for many years without any negative effects.

By establishing parity between the Maryland Condominium Act and the Maryland Homeowners Association Act, SB 293 will allow our three-Association community to manage our complex governance structure more smoothly.

Thank you for your support of this legislation.

Sincerely,

Bruce Romer, President
Sumner Village Community Association

301-529-9836
romerb@comcast.net