

HB1060
FAVORABLE

The Honorable Kumar Barve, Chair
Environmental and Transportation Committee
Room 251, House Office Building
Annapolis, MD 21401

As introduced, HB1060 would establish a Bill of Rights for unit owners of a condominium, members of a cooperative housing corporation, and lot owners of a homeowners association; and generally relating to residential owners in Common Ownership Communities (COC).

Many of our members live in COCs. Paul Verchinski, for example, is a member of the Oakland Mills Community Association (OMCA) since he is a lot owner. He served on the OMCA as a Board Member for six years and HB1060 Bill of Rights is the way OMCA has done board business. OMCA has about 10,000 residents in 3,400 residential units. HB1060 would not require any changes for the OMCA and provides transparency.

Paul Verchinski is also a member of the Columbia Association (CA) since he pays annual lien fees as a lot owner. CA is an HOA that does not consider Paul Verchinski as a member of CA. HB1060 would rectify this situation and provide him and about 105,000 people in Columbia who pay the lien to CA transparency and a voice in budgets and other CA affairs. HB1060 as state legislation would override the restrictive ByLaws and covenants currently in effect at CA. This Bill of Rights for Columbia residents is long overdue. CA should not be treated any differently from other HOAs.

We ask that your committee report out this bill favorably.

Howard County Citizens Association
Authorized by Board
Paul Verchinski, Board Member
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