

Kim Glaude'  
410 302 4536  
Chainke@aol.com

#### Testimony for HB0026

I am in favor of House Bill HB0026 because it is important that Property Management companies be licensed and held accountable for transparency. Too many times there have been instances of mismanagement, misguidance, misappropriation of HOA funds, incorrect contract negotiations and failed community projects by contractors hired for the Association by the Property Management company. All other businesses have licenses so why not Property Management companies? No one knows how much training these Property Management companies have in reference to managing HOA communities.

Many Property Management companies that represent communities have failed to provide upkeep of common areas and enforcement of the bylaws and CC&R's that govern a community. Most Homeowners serving on the Board are unfamiliar with their own bylaws. There is a need for Board training so that Property Management companies do not take full advantage of a community who's Board of Directors allow the management companies to run a muck on communities because of the Board's lack of knowledge of their bylaws and the Maryland Homeowners Association Act.

Homeowners are not protected against HOA Boards and Property Management companies who show favoritism towards certain Homeowners, and allow these Homeowners to not abide by the same rules for the entire community which cause division among Homeowners. Some Boards have even allowed Property Management company employees and staff to harass and retaliate against Homeowners living in the community. This must stop! I am definitely in favor of passing HB0026.