

## **House Bill 1060**

### Residential Owners in Common Ownership Communities Bill of Rights

My name is Sheila Peterson

I was a member of the 2021 task force for House Bill 1060. I want to thank you for the opportunity to speak and/or provide written documentation of my support of House Bill 1060.

I want to thank Delegate Holmes for bringing this problem to the forefront.

I advocate for House Bill 1060 because:

Many homeowners and governing boards are unaware of their responsibilities, which leads to misunderstandings, disorganization, unethical practices, and circumstances of homeowner against homeowner, the board, the property management company; or any combination thereof; leading to animosity, frustration and legal issues.

This Bill of Rights lets homeowners, board of directors, and property managers know the rights and responsibilities of homeowners.

There are other Bill of Rights available, such as the Patient Bill of Rights and there should be a Bill of Rights for Residential Owners in Common Ownership Communities, which continue to steadily increase in number. Some statistics from iProperty Management:

- "58% of homeowners live in HOA communities"
- "62% of newly constructed homes are part of HOA communities"
- "Roughly 8,000 new HOAs form each year"

The Bill of Rights should be posted at the community website and should be provided to each new homeowner, and also provided to homeowners annually.

As more people work from home, understanding rights and responsibilities, becomes more of an issue.