

Residential Owners in Common Ownership Communities – Bill of Rights HB 0029

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Good afternoon members of the Environment and Transportation Committee.

I am testifying in support of HB 0029.

My husband and I have lived in this community for 18 years. We have been very active from the beginning in 2005 since the community was built out. We served on committees, and I was on the Board of Directors. We didn't do this without the correct education and training to be the best in our new roles.

We noticed that the other Board of Directors were deviating from our governing documents to make risky interpretations without input from us nor our property manager. We could not get them to make good reasonable decisions in the best interest of the community, which resulted in financial chaos for many. We were assessed \$27,000.00 per household to be paid in three months. We were threatened with a lien of foreclosure if their terms were not met. Some residents had to sell their homes to pay for this horrendous assessment. When you have these issues, there is nothing to protect you. You're left to suffer.

We need this Bill of Rights to protect those of us who live in these communities. We cannot continue to be labeled as "private" without support from our local and state government. The time is now to make this right. We have truly been left behind. We want Democracy in our communities.