

HB0055 - FAVORABLE With Amendment - Local Government - Condominium and Homeowners Associations - Repair and Rehabilitation Funds

I believe this is necessary but should only be utilized in communities which are smaller as they are the ones that do not have enough assessments to cover major expenses for roads. My community only has 130 units. We are low income neighborhood with prices for 1 – 3 BR units ranging from \$150,000 - \$190,000 range, and are now trying to determine how to pay for the roads and parking lot. The now mandated Reserve Study will dictate how much we need to raise assessments in order to cover those costs, but will probably increase the assessments beyond what the unit owners can afford.

Would this also include snow removal for those communities and roads?

Also this should exclude those communities near the airport which can be covered by the Transportation Community Enhancement Grants Program, under the Maryland Aviation Authority or should exclude local funding for those who do receive the grant money.

Requesting a favorable vote on this bill with the amendments recommended.

**Nelda Fink
MD District 32**