

## Testimony in regards to H.B. 281

My name is Robert Stroback and I reside in Kings Court Townhouse Association #2. I have lived here for 26+ years. I have been a volunteer on the board for approx. 8 years. In regards to H.B. 281 I believe there should be an amendment to separate HOA's from Condos and Co-ops. This association is made up of primarily entry level and retirement homeowners. This bill as written will put undue hardships on homeowners in the form of increased dues as well as special assessments to meet the required reserve funds. As a board we have worked to fix what is necessary in our common areas and infrastructure and have been working with what funds we have.

When necessary we have used special assessments to take care of any emergency problems that arise. Unlike condo or co-ops, townhouse owners are responsible for their own property. We do not have common roofs or elevators like condo buildings have. I believe that if this bill is passed as it is now, it will discourage homeowners from becoming board members. In addition it will cause the board to substantially raise quarterly HOA fees and apply additional and higher special assessments which could cause even more homeowners to be substantially delinquent or not be able to pay the fees.