

Opposition to HB281 by Kings Court Townhouse Association #2 (222 Homes)

My name is Nancy Costello. I have lived in this community for 37 years. I am a retired Baltimore County Special Education teacher in Early Childhood. Just as all children are different in their needs and goals, so are HOAs. KCTA2 HOA is different, too. It is one of the first HOAs in Baltimore County. It was established in 1978. KCTA2 (501c4 nonprivate) has been managing this community for years without support or mandate from the State. A HOA such as KCTA2 should not be included with condos in HB281.

The board has 4 members. It has been very difficult to have other homeowners join over the last decade. New members need to learn the duties of each office, including myself. The community has changed over the years with homeowners moving out and renters moving in. It is difficult for those who are working, going to school and raising a family to participate. Two members did join the board this fall. This board did not meet for 3 years because of Covid while HB107 was being discussed by the legislature.

Attendance at meetings has also been poor through the last decade.

Collecting fees and special assessments is becoming more problematic. The loss of fees not being sent into the board has impacted budget funds. Starting with 2008, then Covid and through today's inflation has caused homeowners not able to pay their fees. The addition of a major increase in HOA fees and special assessments will cause more default.

KCTA #2 - DOES NOT SUPPORT the requirement that HOAs are required to have a reserve study and thereby be made to spend limited funds on it.

DOES NOT SUPPORT HB281 which will force HOAs to raise funds from current homeowners in order to fund a "required reserve account and amount determined by an outside entity".

THIS HOA should not be bound to the same law, operations as a Condo. We are a nonprofit, 501c4, and different.

Nancy Costello
President of Kings Court Townhouse Association #2