

Sheila Daniels-Henriquez
Maryland
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IN FAVOR OF HB0266

My name is Sheila Daniels-Henriquez. Thank you for the opportunity to testify in favor of House Bill-266. After being a board of director, and having witnessed first hand the challenges, discrepancies, inequalities, retaliations, harassments, disadvantages, hardships, unfair treatment, lack of knowledge of laws, unfair treatment, financial losses facing unit owners in Common Ownership Communities (COC), I do understand why there's an imperative need for House Bill 266.

This Bill addresses imperative issues facing COC owners. In addition, I believe it will support and benefit the state of Maryland. Here are a few reasons why I believe it will help COC owners and the State.

Homeowners and their Governing Bodies/Board of directors, will have the resources and support they need from their state office utilizing their understanding of their rights and responsibilities; therefore, allowing them to be effective board of directors and homeowners within their communities. In relation to Boards and Community Managers, it assures a more comprehensive understanding of their rights and responsibilities as well as mandatory training.

I can honestly say from experience, that training and certification can have a positive impact on anyone's professionalism and knowledge and when it doesn't because one chooses not to adhere to the law then an official state office can be an enforceable, powerful, positive assurance that one is corrected. This should be true for COC Governing Bodies and Community Management as well for they make decisions on behalf of COC. Please, take note that Montgomery County has a CCOC office for over a decade and the cost is only ten dollars per year, per COC Homeowner.

I do believe House Bill 266 will address these imperative issues once it passes. Giving the Consumer Protection Division the authority to take direct enforcement when abuse of laws/powers, regulations, statues, Bylaws, just as this office does with all other criminal and injustices, will be a step in the right direction for COC. Without an enforceable office such actions currently make it challenging for COC to hold such actions accountable to bylaws, rules, regulations and statutes. Giving the Consumer Protection Division enforcement power will provide reassurance to COC that the state has implemented enforcement for their well being. Thank you for your time.