

February 24, 2024

**TO: CHAIRMAN MARC KORMAN AND DISTINGUISHED MEMBERS OF THE
ENVIRONMENT & TRANSPORTATION COMMITTEE**

House Office Building, Room 251
6 Bladen St., Annapolis, MD 21401

Testimony to support HB0968

**HB0968 Condominiums and Homeowner Associations-Reserve Studies-
Exemptions**

Our Homeowners Association supports HB0968.

Our development was formed in 1973 in Washington County. We have functioned quite nicely under the Covenants & Restrictions put in place in 1973 with few changes since that time. We are only responsible for the 3 miles of private roads within the community and have maintained them adequately with special assessments and annual assessments over the 50 years of our existence. We do not have any responsibility for any other property within the development. We are a development of 51 single family homes on 1-8 acre lots, which cannot be subdivided. Our board of directors is made up of volunteers within our community and takes their responsibilities very seriously as the governing body of the homeowners.

Since the requirement for reserve studies and the putting aside of funds outlined in the study, it has cost the homeowners the funding of the study and now the requirement of yearly set aside funding of a reserve account. We do not see the need for this additional requirement for developments such as ours.

We have a proven 50-year record of being able to fund our responsibilities as outlined in our governing documents and that a small development, such as ours, should be exempted from this portion of the HOA law.

We urge you to support HB0968.

Thank You.

Dori Nipps, President

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