

Updated Opposition to HB 281

I am still in strong opposition to HB281

I've written a testimony for this before and want to further reiterate my reasoning for why HB281 should not pass. We do not agree with being required to have a mandated amount for our reserve study.

Many of us are experiencing hardships already with the bills we pay already. For some of us, including myself, our own HOA fees are tough to pay as is. The amount in a reserve study should be based on what the HOA decides themselves. Only our HOA knows what is best for our HOA because we are the ones living here. It wouldn't be logical for an outside entity to make those decisions. Our reserve study amount would be about 1 million dollars. This is NOT something we can accomplish especially with a change to 5 years.

For myself, I do not make nearly as much money as I would like, even with me being a young black male teacher in BCPS. I struggle to pay bills myself and have had to take out loans at times. I have to pay money up front that is hard to get just to pay for grad school classes. I have to help take care of my mother. BCPS has also made changes in which teachers still wonder how they will be impacted career wise and financially. My situation, while similar to others, should be a reason why I and my residents should not have to pay more money on top of what we already pay in our HOA fees. It's not fair and it's not right.

Adding on to this, we have a good chunk of residences that don't pay already as they are in arrears with the current HOA fees. The board has made decisions many of times, some that have impacted our own finances negatively, to make up for this. Again HB 281 would further make problems for us.

While I'm aware that this would be helpful for some, it is not helpful for everyone. Each HOA should be treated differently, and no decision should be made without the agreement of the HOA members and residents.

As a fairly new homeowner, I did not expect to experience things like this as I'm already struggling.

Again, I am in strong opposition to HB 281 even with changes made. Please vote NO to this bill!

Sincerely,

Sheldon Fleming

KCTHA2 Board Member