

HB687 - Delegate Davis Testimony.pdf

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Position: FAV

SENATOR ARTHUR ELLIS
SENATE CHAIR

SENATOR MICHAEL A. JACKSON



DELEGATE DEBRA M. DAVIS
HOUSE CHAIR

DELEGATE KEVIN M. HARRIS
DELEGATE EDITH J. PATTERSON
DELEGATE C. T. WILSON

THE MARYLAND GENERAL ASSEMBLY
ANNAPOLIS, MARYLAND 21401
CHARLES COUNTY DELEGATION

February 16, 2024

Chair Korman, Vice-Chair Boyce and colleagues of the Environment and Transportation Committee.

Re: HB-687 – Charles County – Governing Bodies of Common Ownership Communities – Member Training

This bill, when passed, would mandate training for board members of common ownership communities in Charles County, as amended mirrors the statewide bill proposed by Delegate Holmes.

This is a Charles County delegation bill with unanimous support from the Charles County Board Commissioners and the Charles County House and Senate Delegations. We have attached a Delegation support letter, signed tally sheets and a Charles County Board of Commissioner's letter of support.

We respectfully request a favorable report on HB-687 – Charles County – Governing Bodies of Common Ownership Communities – Member Training.

Sincerely,

A handwritten signature in blue ink, appearing to read "Debra Davis", with a long horizontal flourish extending to the right.

Delegate Debra Davis, Esq.
Chair, Charles County Delegation

HB687 - HOA Senate - Letter of Support.pdf

Uploaded by: Debra Davis

Position: FAV

SENATOR ARTHUR ELLIS
SENATE CHAIR

SENATOR MICHAEL A. JACKSON



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HOUSE CHAIR

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THE MARYLAND GENERAL ASSEMBLY
ANNAPOLIS, MARYLAND 21401
CHARLES COUNTY DELEGATION

March 20th, 2024

Chairman Brian J. Feldman.
Education, Energy, and the Environment Committee

2 West
Miller Senate Office Building
Annapolis, MD 21401

HB0687 - Governing Bodies of Common Ownership Communities - Member Training

Chairman Feldman, Vice-Chair Kagan and Committee Members:

The Charles County Delegation requests a favorable report on HB0687 - Governing Bodies of Common Ownership Communities - Member Training. The Delegation unanimously supported the bill.

If there are any questions, do not hesitate to contact me at x3337.

With gratitude and service,

A handwritten signature in blue ink, appearing to read "Debra Davis", with a long horizontal line extending to the right.

Debra Davis
Delegate, District 28
Chair, Charles County Delegation

SENATE.HB 687. Support Letter FINAL .pdf

Uploaded by: Reuben Collins

Position: FAV



Charles County Government

CHARLES COUNTY COMMISSIONERS

Reuben B. Collins, II, Esq., *President*
Ralph E. Patterson, II, M.A., *Vice President*
Gilbert O. Bowling, III
Thomasina O. Coates, M.S.
Amanda M. Stewart, M.Ed.

Mark Belton
County Administrator

March 26, 2024

Bill: HOUSE BILL 687 Charles County – Governing Bodies of Common Ownership
Communities – Member Training
Committee: SENATE – Judicial Proceedings
Position: FAVORABLE

Dear Chairman Smith, Vice Chairman Waldstreicher, and Members:

On behalf of the County Commissioners for Charles County, this letter is to express support for HB 687 – Charles County – Governing Bodies of Common Ownership Communities – Member Training.

HB 687 requires each member of the board of directors or officer of a council of unit owners to successfully complete a training course on the responsibilities of being a member or an officer within a specified timeframe. Charles County supports continuing education and measures to ensure that the community associations are operated properly, and in the best interests of homebuyers and residents.

We recognize that boards of community associations are entrusted with significant financial oversight and play a critical role in vitality of our residential communities. As such, these individuals must be equipped with the needed information to meet the needs of the organization in an efficient and legal manner. It is our hope that required standardized training will aid in that effort.

For the reasons stated herein, we encourage a FAVORABLE report on HB 687. Thank you for the opportunity to provide our support.

Sincerely,

A blue ink signature of Reuben B. Collins, II, Esq.

Reuben B. Collins, II, Esq., President
County Commissioners of Charles County

cc: Charles County Delegation

Testimony HB 687 Mar. 26 2024 - Senate.pdf

Uploaded by: Steven Dunn

Position: UNF

Vicki Caine, Chair
Steve Dunn, Member, Vice Chair
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Chris Majerle, PCAM, Member
Robin Manougian, CIRMS, Member
Susan Saltsman, CMCA, AMS, Member
Scott J. Silverman, Esq., Member
John Taylor, Member
Tricia A. Walsh, CISR, Member

Hon. Senator William C. Smith, Jr., Chair
Hon. Senator Jeff Waldstreicher
Judicial Proceedings Committee
Miller Senate Office Building
2 East
Annapolis, MD 21401

**Re: HB 687 – Charles County – Governing Bodies of Common Ownership Communities
– Member Training**
Hearing: March 26, 2024 **Position: Oppose**

Dear Chair Smith, Vice Chair Waldstreicher, and Committee Members:

This letter is submitted on behalf of the Maryland Legislative Action Committee (“MD-LAC”) of the Community Associations Institute (“CAI”). CAI represents individuals and professionals who reside in or work with condominiums, homeowners associations and cooperatives throughout the State of Maryland.

MD-LAC is writing today to voice our opposition for HB 687 which requires each member of a Board of Directors or Officer of a Council of Unit Owners or Homeowners Association in Charles County, Maryland to successfully complete a training curriculum on the responsibilities of being a Member or an Officer of said Board of Directors or Council of Unit Owners.

While CAI and the MD LAC acknowledge that the education of governing boards of community associations concerning their roles and responsibilities is essential to a well-functioning community. Community Associations Institute (CAI) finds education of governing board members to be critically important. That said, all of your Association and Board members are volunteers in most cases juggling a job, and family with a non-paid position keeping their home community fiscally independent and functioning efficiently. Adding additional requirements further deters possible good board members from volunteering. While CAI realizes the importance of education for all governing board members, state mandated requirements deserve careful evaluation by

Maryland Legislative Action Committee
Post Office Box 6636
Annapolis, Maryland 21401

legislative action committees. Any state mandated education requirement should focus on incentives and tools to encourage boards to utilize existing industry tools to achieve educational goals rather than create new processes or burdens.

CAI's G&PA Committee convened a task force to conduct a thorough review of the Board Member Education Public Policy in April of 2023. Over the next 8 months the task force engaged in thoughtful discussion and reached out to homeowners via CAI's Homeowner Leaders Council to create new language which would better reflect the needs of homeowners via CAI's Homeowner Leaders Council to create new language which would better reflect the needs homeowners, balanced with the overall public policy trends seen across the country. We anticipate the public policy to have substantive changes to the existing policy. We estimate the policy will be finalized and published by the end of 2024.

Accordingly, the MD-LAC respectfully request that the Committee does not give HB 687 a favorable report.

We are available to answer any questions which you may have. Please feel free to contact any of the individuals listed: Lisa Harris Jones, CAI MD-LAC lobbyist, at 410-366-1500 or by email at lisa.jones@mdlobbyist.com; Vicki Caine, Chair 215-806-9143, or MDLacChair1@gmail.com.

Sincerely,

Steven Dunn, Esq.
Vice-Chair, CAI MD-LAC

Vicki Caine
Chair, CAI MD-LAC

CAI is a national organization dedicated to fostering vibrant, competent, harmonious community associations for more than thirty years. Its members include community association volunteer leaders, professional managers, community management firms, and other professionals and companies that provide products and services to common interest associations. As part of its mission, CAI advocates for legislative and regulatory policies that support responsible governance and effective management. As part of this purpose state Legislative Action Committees represent CAI members before state legislatures and agencies on issues such as governance, assessments collection, insurance and construction defects.

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