

TO: ENVIRONMENT AND TRANSPORTATION COMMITTEE  
FROM: REGENCY PARK CONDOMINIUM  
**HB557** (Bill of rights for homeowners) – **UNFAVORABLE.**

Regency Park is a 60-home condominium in Baltimore County, Maryland. While we appreciate the leadership from Delegate Holmes on condominium issues, our Board reviewed HB557, and we appreciate the opportunity to share our perspective.

We have concerns over two sections.

- “B(9) 1: (9) THE RIGHT TO HAVE A COMMON OWNERSHIP COMMUNITY 27 GOVERNING BODY AND COMMUNITY MANAGER THAT: 28 (I) ARE PROPERLY TRAINED AND INDEMNIFIED”

Regency Park is a community of 60 homes, including many residents passed retirement age. It is difficult enough to get volunteers to serve on the Board, which takes considerable time and provides no compensation. It is not clear what constitutes “properly trained”. If “training” were required, and particularly if there was a cost involved and/or it involved more than a couple of hours, it would be difficult, if not impossible, to get a full complement to serve on the Board. Further, Our Board members are provided with complete information upon joining, and our Board have access to an attorney as needed. Further, there are 6 sub-committees (Architectural, Bylaws, Landscape, Finance, Recreation, and Welcoming) that involve community members who participate and advise the 9-member Board.

If “properly trained” followed the requirements of HB299 (which we oppose), here is an excerpt from the written testimony we submitted for that bill: *“There are other questions and concerns. Who would be setting up these classes? What are their qualifications? What would the charge be? If someone served on a Board, then left and returned, would they have to take the course again? Could one Board member take the course, if needed, rather than require all members to do so? Would this lead to required training updates, similar to continuing education requirements for various professions? Certainly, it would be helpful if there was an agency that provided the training at no cost, and encouraged Board members to take it, but we oppose the idea of this being mandatory.”*

- Section (B) (6) pertains to the repayment of debt incurred by the community for major capital expenses or operating expenses and in the portion that addresses the repayment obligation. The bill as drafted states that the owners have *“the right to fair treatment in the repayment of any debt... so that present and future residential owners have a relatively equal share in the responsibility to repay such debt”*.

It is unclear how a “relatively equal share” between present and future owners would be determined. A possible alternative would be to state the following: *“...so that such debt would be repaid over a reasonable period of time during which the burden of repayment is fairly allocated among present and future residential owners”*.

We have reviewed this legislation with other condo communities in Baltimore County and Baltimore City, and they share these concerns.

Thank you for your consideration, and we are available to work with you on this.

Regency Park Condominiums, Baltimore County, Maryland

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