

TO: ENVIRONMENT AND TRANSPORTATION COMMITTEE
FROM: REGENCY PARK CONDOMINIUM

HB558 – Local Commissions: OPPOSE

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 HB558, and we have decided to oppose it for the reasons below.

While we understand the intention of this bill, we are concerned about Section 11C-106 (A) and (B) which concerns fees to support the proposed "Commission." Is there any estimate of what these "fees" might be? Would it be better to have a user fee based on use of the Commission? That would encourage associations to resolve matters internally.

We wonder how often these Commissions would be used. It seems that a substantial system would be set up, financed, and organized with significant on-going requirements. While there have been reasonable differences of opinions at times within our community (and others that we know of), these have always been resolved satisfactorily. We can't think of any that would have required a Commission to become involved.

As you know, there are increasing financial pressures on condominium owners and organizations from many sources (e.g. repairs, security), including especially reserve fund needs. Our community, and others that we know of, have had to increase payments from owners to meet these requirements. Having an additional fee added at this point would add another challenge to condominiums that are financially stressed already.

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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