

TO: ENVIRONMENT AND TRANSPORTATION COMMITTEE  
FROM: REGENCY PARK CONDOMINIUM

**HB449** (Bill of rights for homeowners) – **SUPPORT**

Regency Park is a 60-home condominium in Baltimore County, Maryland. We appreciate the leadership from Delegate Holmes on condominium issues. Our Board has reviewed HB449, and we are pleased to support this bill. Condo communities are facing numerous challenges, and paying for insurance is one of them. As a Board, we make decisions for the community, and as owners/residents, we are subject to those as well. For this bill, we appreciate both perspectives. The changes proposed in HB449 will help Maryland condominiums keep up with escalating deductibles while sustaining association budgets. At the same time, it will motivate residents to take care of their property, keep up with maintenance, and report and fix any potential problems. Further, it will encourage owners to be sure their personal insurance policies are sufficient. For these reasons, we support HB449.

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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