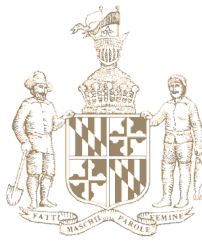


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SENATOR MICHAEL A. JACKSON



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THE MARYLAND GENERAL ASSEMBLY
ANNAPOLIS, MARYLAND 21401
CHARLES COUNTY DELEGATION

February 4, 2025

Good Afternoon Chair Korman, Vice Chair Boyce and Members of the Environment and Transportation committee,

I am Camille Dickerson a Graduating Senior from the University of Maryland obtaining my Bachelor's degree in Criminology. I am here today on behalf of the Chair of the Charles County Delegation, Delegate Debra Davis, to urge your support for HB1284– Governing Bodies of Common Ownership Communities - Member Training. You have heard this legislation before from Delegate Holmes in last year's session– it would require board members and officers of condominium councils and homeowners associations in Charles County to complete a mandatory training curriculum. This is a necessary step to ensure effective and responsible community management. Board members have a fiduciary duty to act in the best interests of their communities, and proper training will help them fulfill this responsibility. With greater understanding of their roles, board members will be better equipped to make informed decisions, uphold legal and financial responsibilities, and foster a well-managed and harmonious living environment. This requirement will ultimately protect residents, preserve property values, and promote transparency and accountability in common ownership communities across Charles County.

There is a similar training program in Montgomery County through its Commission on Common Ownership Communities (CCOC) to ensure that board members of homeowners associations and condominium councils are well-equipped to manage their communities effectively. This program provides education on key responsibilities, including governance, financial oversight, and conflict resolution, helping board members make informed decisions that serve the best interests of residents. The program serves as a model for other jurisdictions looking to enhance the leadership and effectiveness of common ownership communities. For these reasons, I urge the committee's favorable report on HB1283. Thank you for your time and consideration. I welcome any questions and I am available for any further discussion.

Sincerely,
Camille Dickerson for,
Delegate Debra Davis, Esq.
District 28, Charles County