

TESTIMONY – HB 295

SONIA SOCHA, KCTHA2 HOA BOARD

(in consultation with MIKE ROSE, CONWAY MANAGEMENT)

After conferral with our experienced/long time property manager from Conway Management Company located in Harford County, the following written testimony is offered for consideration:

The new language being proposed in the bill to become law is atypical language with more definition regarding the developer and the turning over of a new build or conversion more quickly to a board comprised of unit owners.

Our property manager stated: Developers may just raise their voting power from two to one for each lot to three or more votes for the developer, and keep one vote per property address to retain control of the project until nearing completion like in the current governance. *It is important that the developer retain control of the project well past the 25% vote before unit owners get involved. Otherwise, it could lead to cost over runs and delays.*

Since KCTHA2 was established in 1978, we would not be directly affected by this bill.

However, Conway Management manages over 30 properties, both HOA and Condo in 3 jurisdictions within the state. The company has had experience with developer turnovers and their input should be considered.

Thank you.