

**Testimony on SB71 - Task Force on Common Ownership Communities**  
**Judicial Proceedings Committee**  
by Alex Hekimian

I'm a long-time resident of Columbia and President of the Holly Court Community Association. I served on the General Assembly's Task Force on Common Ownership Communities back in 2005, and also served on a smaller comparable task force that Delegate Marvin Holmes formed in 2021. I am generally in favor of SB71, however I am concerned that too many important recommendations from the previous task forces have not resulted in new legislation.

In recent years, the General Assembly has identified a clear need to upgrade the state laws relating to the many common ownership communities in Maryland. The previous task forces were charged with preparing proposals for properly governing and protecting residents of such communities from abuses by these quasi-governments. However, after all of these years, many of those proposals that continue to be relevant are still awaiting passage by the General Assembly.

In conclusion, while I recommend a favorable report on SB71, I also request that the Judicial Proceedings Committee move forward with favorable reports on other common ownership communities bills inspired by the previous task forces.