

Written Testimony in Support of HB0853 – With Amendments

Maryland House Bill 853

Real Property – Regulation of Common Ownership Community Managers

Chair and Members of the Committee:

My name is Kim Glaude', and I am a homeowner in a Maryland common ownership community. I submit this written testimony in support of the intent of House Bill 853. Increased oversight and accountability for Common Ownership Community managers is long overdue and necessary to protect Maryland homeowners.

However, based on my lived experience, I respectfully urge the Committee to strengthen several provisions of the bill to ensure that homeowners' financial interests are fully protected.

At present, my community's property management company maintains our HOA funds in accounts held under the management company's name at a financial institution located outside the State of Maryland. In October 2025, I formally requested an independent audit of our HOA finances. To date, homeowners have not received the requested audit or sufficient financial transparency.

Meanwhile, our community continues to fall into visible disrepair. HOA fees have increased annually, yet key community amenities remain in need of repair and are not fully usable by the homeowners who fund them. This situation has raised serious concerns among residents regarding whether community funds are being managed and applied for the proper benefit of the community.

While HB0853 is an important step forward, I respectfully recommend the following amendments:

- Require that all financial accounts be held strictly in the name of the common ownership community
- Require direct oversight by the elected Board Treasurer for any management company activity involving community funds
- Prohibit management companies from exercising unilateral dominion or control over community funds
- Prohibit management companies from conducting official meetings of the community or its governing body

- Remove waiver authority provided in Section 6
- Eliminate the registration fee imposed on common ownership communities in Section 7

These commonsense safeguards will help ensure that licensed managers support — rather than supplant — the authority and fiduciary responsibilities of elected homeowner boards.

Maryland homeowners deserve transparency, accountability, and full control over their own community funds.

Thank you for your time and thoughtful consideration of these recommendations.

Respectfully submitted,

Kim Glaude'

Maryland Homeowner

Abingdon, Maryland Harford Town Community