

Board of Directors
Leisure World Community Corporation
3701 Rossmoor Boulevard
Silver Spring, MD 20906

**TESTIMONY OF THE LEISURE WORLD COMMUNITY CORPORATION OF MARYLAND ON
FEBRUARY 19, 2026
BEFORE THE HOUSE ECONOMIC MATTERS COMMITTEE
HB 502 – REAL PROPERTY – GOVERNING BODIES OF COMMON OWNERSHIP COMMUNITIES –
MEMBER TRAINING**

FAVORABLE

Honorable Chair Kriselda Valderrama, Vice-Chair Lorig Charkoudian, and Members of the House Economic Matters Committee:

This testimony is being submitted on behalf of the Leisure World Community Corporation, a master homeowner, association governed by an elected board of directors. Leisure World is a senior (55+) adult community in Silver Spring, Maryland, including 29 common ownership communities: 27 condominiums, one cooperative housing corporation, and one homeowner association. Each of which has its own elected board. Leisure World communities have 5600 units with more than 8500 residents impacted by this bill.

HB 502 would require members of governing bodies of common ownership communities to complete training related to their roles, duties, and legal responsibilities. Several training options are permitted including training by a common ownership commission. It sets a reasonable baseline to ensure that those entrusted with significant authority are equipped with the knowledge necessary to serve responsibly and effectively.

All Leisure World board members must complete board member training that complies with Montgomery County's legal requirements for common ownership communities. The training is administered through the Montgomery County Commission on Common Ownership Communities (CCOC). It meets proposed section 11-109(c)(2)(i)(1).

Leisure Worlds' residents depend on effective, transparent, and legally compliant governance. As a common ownership community subject to the Montgomery County CCOC, we recognize that knowledgeable board leadership is essential to protecting residents' property interests, financial stability and quality of life.

For these reasons, Leisure World of Maryland supports and urges a favorable vote on HB 502.

Respectfully submitted,

Collette Collier Trohan
Chair of the Board of Directors
Leisure World Community Corporation