



THE MARYLAND HOUSE OF DELEGATES  
ANNAPOLIS, MARYLAND 21401  
CHARLES COUNTY DELEGATION

February 17, 2026

Chair Valderrama, Vice-Chair Charkoudian and colleagues of the Economic Matters Committee.

I am here to request a favorable report for HB913, a bill designed to enhance the governance of common ownership communities in Charles County by requiring essential training for members of their governing bodies. This legislation is a necessary step in ensuring that community associations operate effectively, transparently, and in the best interests of their residents.

**Key Provisions of HB913:**

- Requires governing body members of common ownership communities in Charles County to complete a training program covering financial oversight, legal responsibilities, conflict resolution, and best practices for governance.
- Ensures that training is accessible and practical, with online and in-person options available to accommodate diverse schedules.
- Promotes more informed decision-making, reducing the likelihood of mismanagement and legal disputes within these communities.

**Why This Matters:**

- **Improved Community Governance:** Trained board members will be better equipped to handle financial matters, enforce regulations fairly, and communicate effectively with residents.
- **Enhanced Transparency and Accountability:** Requiring training ensures that those responsible for managing community resources understand their fiduciary duties and operate with integrity.
- **Reduced Conflicts and Legal Issues:** Well-informed governing bodies can prevent disputes that often arise from misunderstandings or mismanagement, ultimately saving communities time and money.