

HB 1577

Written SUPPORT

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Chairman Valderrama, Vice Chair Charkoudian and members of the Economic Matters committee, my name is Maryam Tabrizi and I am a Maryland resident and have been living in condominium/HOA communities for over 25 years. I am writing to express my support of HB1577.

I have been a resident of condominium/HOA communities for over 25 years and I have also been on the Board of Directors of my condominium. As a resident and previous Board member of condominium communities I have become educated and well versed in community by-laws and both Maryland laws and regulations pertaining to the operation of condominiums- common ownership communities and impact of decisions – of significant (over \$1,000 changes) repairs, alterations and replacement of common elements.

Ownership of property in a condo/HOA community like any home is a significant financial investment. The common elements and the upkeep of the external components of the community in a condo/HOA significantly impact the value and resale value of every single unit/condo/townhome in the community. When the Board of Directors makes significant decisions regarding significant replacement or repair of common elements- every homeowner is significantly impacted not only for their enjoyment of their home, but also as a significant financial investment. As part of many condo/HOA bylaws, each owner has a percentage ownership of the common elements. Therefore, I support HB 1577 legislation that when there is significant repair or replacement of common elements- the decision should not be decided by the community Board of Directors alone, but these decisions should be made by a majority of owners in the community.

Passing HB 1577 would help all Marylanders who live in common ownership communities protect their real estate investment and ensure enjoyment of their home.

Thank you very much,

Maryam Tabrizi