

HB0841 – House Bill 841 Position: FAVORABLE

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Written Testimony in Strong Support of HB0841 Common Ownership Communities –
Elections, Meetings, and Records

Chair and Members of the Committee:

My name is Kim Glaude', and I am a Maryland homeowner residing in a Common
Ownership Community. I respectfully submit this testimony in strong support of House
Bill 841.

For many years, homeowners in communities like mine have operated with limited
transparency and insufficient safeguards to ensure fair governance. In my own HOA,
homeowners have serious and ongoing concerns about whether elections are
conducted fairly, whether votes are handled independently, and whether homeowners
are receiving timely and complete access to financial records.

Since approximately 2014, our property management company has exercised
extraordinary influence over the day-to-day operations of our community. In practice, the
Board has allowed significant authority to shift to the management company, leaving
homeowners feeling excluded from meaningful participation in the governance of the
community we financially support.

Meanwhile, HOA fees continue to rise while homeowners lack clear visibility into how
those funds are being allocated. Our neighborhood is showing signs of decline, and
homeowner confidence in the governance structure has eroded. When transparency
and fair process break down, the financial stability and property values of entire
communities are put at risk.

House Bill 841 directly addresses these systemic concerns. Its provisions requiring
independent election oversight, secure ballot handling, open meetings, and timely
access to books and records represent essential, commonsense protections for
Maryland homeowners.

These safeguards are not merely procedural — they are fundamental to restoring trust,
accountability, and proper homeowner participation in common ownership communities.

For these reasons, I respectfully urge the Committee to issue a favorable report on
House Bill 841.

Maryland homeowners deserve a real voice, real transparency, and real protection under the law.

Respectfully submitted,

Kim Glaude'