



HOMEOWNERS
OF AMERICA
UNITED

February 07, 2026

My name is Steve Horvath. *Homeowners of America (HOA) United* is a nonprofit organization funded entirely by member donations that connects homeowners to provide advocacy, collaboration, education, empowerment, and inspiration to create positive, transformative impacts for common interest communities. A number of our members are Maryland COC homeowners.

Thank you for considering testimony from *HOA United*.

Sincerely,

Steve Horvath
Co-Founder, HOA United

**Testimony for [HB502](#)
*Governing Bodies of Common Ownership Communities - Member
Training***

HOA United recommends a favorable report on this bill with critical amendments. For some background, the Environment and Transportation Committee considered, but did not pass a prior iteration of this training legislation as [HB299](#) in 2025. [HB687](#) was the 2024 version of this bill which passed the House with a unanimous 139-0 vote, but did proceed in the Senate. Training requirements have been in place in [Montgomery County](#) since 2016 (reference [Montgomery County OCOC](#), [Montgomery County Code](#), and [Prince George's County OCOC](#)).

Common ownership communities (COCs) act as both not-for-profit corporations and quasi hyper-local governments with incredible power to impact individual homeowners. With great power comes great responsibility. COC Board members (directors) are almost exclusively volunteer homeowners who frequently lack relevant education, experience and training to help ensure they govern, operationalize governance, and supervise management in a way that comports with state law, governing documents and best practice.

Please consider the following amendments to HB502:

1. **Prescribe a minimum amount of training.** Minimum training thresholds align precision prescribed by Florida law (reference [I](#), [II](#), [III](#)).
2. **Automatically remove or suspend directors who fail to complete and certify completion of the required training.** Providing the Board discretion to remove individuals or to invalidate votes is a woefully inadequate remedy.
3. Pursuant to #2, **remove references to invalidating votes.** Are only select votes invalidated depending on the meeting and the directors present for each vote and whether they remember to exercise their power in this way? Do they make a motion to invalidate individual votes? Why invalidate votes and keep someone on the board? Nullifying votes is not a practicable measure.
4. As is required in [Florida](#) and [New Mexico](#), **require certification from Board members that they have read the governing documents, will uphold the governing documents, and will faithfully discharge their duties.**
5. **More fully enumerate the breadth of responsibilities incumbent of Board service in the legislation** with “whereas” and “therefore” provisions. Consider this [Oath of Office](#).