

**Testimony in Support of House Bill 955
Before the Maryland Senate**

Good afternoon Chair and members of the Committee.

My name is Kim Glaude', and I am a Maryland homeowner. I am here today because what is happening in my community should not be happening anywhere in this state.

In my Homeowners Association, the Board of Directors has effectively surrendered its authority to the property management company. Homeowners like me have been left without a meaningful voice. We cannot vote on key matters in a way that feels fair or transparent, and the management company oversees the very elections that determine who governs our community.

This creates a serious conflict. The entity that benefits from maintaining control is also managing the election process. Meanwhile, many board members do not fully understand their own bylaws or their fiduciary duties to the homeowners they serve.

The result is frustration, distrust, and a growing belief among residents that the system is stacked against us.

Homeownership is supposed to come with rights, not barriers. House Bill 955 is an important step toward restoring confidence in HOA governance by reinforcing the need for truly independent election oversight where appropriate.

Maryland homeowners deserve transparency. We deserve accountability. And we deserve to know that our votes actually matter.

I respectfully urge you to support House Bill 955, because in Maryland, no homeowner should ever feel powerless in their own community.

Thank you for your time and consideration.

Kim Glaude'