

UNFAVORABLE



February 24, 2026

Name Kriselda Valderrama, Chair, Economic Matters Committee

Dear Del. Vadderamma

CHARM Maryland, in furtherance of our Vision and Mission,

STRONGLY OPPOSES

**HB955 / SB955 “Real Property - Condominiums and
Homeowners Associations – Elections.”**

This bill would discourage, and perhaps prevent, nominations from the floor, which cannot be anticipated until the meeting of the members occurs. It is not in line with democratic principles.

CHARM Maryland is a civic advocacy organization, incorporated in the state of Maryland, dedicated to fighting for the rights and interests of individual homeowners who live in common ownership communities. Current Maryland law is tilted in the interest of Boards of Directors and their management companies. We hope to change that, with your help, by amending the laws of our state.

CHARM Maryland envisions a future where individual homeowners in common ownership communities can live without fear of their own association, which shall abide by the law; be transparent, accountable, and fair; and be welcoming to all residents.

CHARM Maryland seeks to advocate for any bill that would advance our Mission, to

- * End predatory practices of homeowner associations
- * Protect the civil rights and financial security of the individual homeowner; and/or
- * Strengthen the democratic aspects of elections and decision making in homeowner associations.

Please add this letter to the records of public comment about this bill, and kindly advise us of opportunities to provide testimony or otherwise **oppose** this bill.

Sincerely,

SSL

Steven Sellers Lapham, President, CHARM Maryland, Inc.

Common Ownership Community Homeowners Advocating for Reform (CHARM) in Maryland

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