

Gayon M. Sampson
Chief of Staff

Allen W. Etzler, III
Deputy Chief of Staff



Michael C. O'Connor
Mayor

FREDERICK

OFFICE OF THE MAYOR

The Honorable William Smith Jr.
Maryland State Senate
2 East Miller Senate Office Building
11 Bladen Street
Annapolis, MD 21401

Re: Support for SB0919: Homeowners Associations - Reserve Funding, Meeting Notices, Voting, and Records

Chair Smith Jr., Vice Chair Waldstreicher, and members of the Committee,

The City of Frederick supports Senate Bill 919 and its efforts to improve the requirements for homeowners associations (HOAs) around topics such as funding, meeting notices and voting procedures.

SB919 would require many Maryland HOA's to become more transparent, better funded, and more accessible to residents by strengthening reserve funding rules, mandating online posting of key records, and expanding electronic notices and voting options.

The bill also requires that core records, such as financial statements and recordings of virtual meetings, be posted on the association's website rather than only being available on request. This will improve accountability for boards and make it easier for homeowners to monitor how their dues are being spent.

One of the SB919's strongest points is that it strengthens reserve funding requirements by directing boards to adopt a clear reserve funding plan and to prioritize funding for health and safety needs, structural integrity, and the essential functioning of systems like plumbing and heating.

Overall, the City of Frederick urges your support for Senate Bill 919 and its efforts to advance HOA transparency, financial responsibility, and modernization.

Sincerely,

Michael O'Connor