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February 18, 2020

Hon. Delegate Kumar P. Barve, Chair
Environment and Transportation Committee
Rm. 251 House Office Building
6 Bladen Street
Annapolis, MD 21401

**Re: HB 556 Real Property – Condominiums and Homeowners Associations –
Amendment of Governing Documents**

Hearing: February 18, 2020 Position: SUPPORT

Dear Chairman Barve and Committee Members:

This letter is submitted on behalf of the Maryland Legislative Action Committee (“MD-LAC”) of the Community Associations Institute (“CAI”). CAI MD-LAC represents individuals and professionals who reside in or work with condominiums, homeowners’ associations and cooperatives throughout the State of Maryland.

MD-LAC is writing today to voice our support for HB 556. The bill clarifies the circumstances under which unit owners may amend the bylaws and clarifies the circumstances under which lot owners may vote to amend certain governing documents of a homeowners’ association.

We respectfully request that the Committee give HB556 a favorable report. We are available to answer any questions which you may have. Please feel free to contact any of the individuals listed: Lisa Harris Jones, CAI MD-LAC lobbyist, at 410-366-1500 or by email at lisa.jones@mdlobbyist.com; or Charlene Morazzani Hood, PCAM®, Executive Vice President/Community Manager/Vice Chair CAI MD-LAC, at 410-654-4444 or by email at cmorazzani@residential-realty.com; or Steven Randol, Chair 410-695-2183, or srandol@pineyorchard.com

Sincerely,

Charlene Morazzani Hood

Charlene Morazzani Hood, , PCAM®
Executive Vice President
MD-LAC for CAI

Steven Randol

Steven Randol
Chairman
MD-LAC for CAI

cc: Hon. Delegate Sib Saab Sid.Saab@house.state.md.us
 Hon. Delegate Bonnie Cullison bonnie.cullison@house.state.md.us

CAI is a national organization dedicated to fostering vibrant, competent, harmonious community associations for more than thirty years. Its members include community association volunteer leaders, professional managers, community management firms, and other professionals and companies that provide products and services to common interest associations. As part of its mission, CAI advocates for legislative and regulatory policies that support responsible governance and effective management. As part of this purpose state Legislative Action Committees represent CAI members before state legislatures and agencies on issues such as governance, assessments collection, insurance and construction defects

**Maryland Legislative Action Committee
Post Office Box 6636
Annapolis, Maryland 21401**