



**EASTWOOD RESIDENTS & BUSINESS COMMUNITY ASSOCIATION
OF BALTIMORE COUNTY (“ERBABC”)**

Lynne M. Mitchell, President

(443) 525-6431

lynnemitchell98@gmail.com

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Maryland House Environment & Transportation Committee
c/o Delegate Robin L. Grammar, Jr. (via email – robingrammerjr@gmail.com)
House Office Building, Room 251
6 Bladen Street
Annapolis, Maryland 21401

Re: HB 166

Dear Delegate Grammar,

Due to a technical glitch, I was unable to testify via Zoom today regarding the committee hearing on HB166.

As you are aware, this House Bill is very important to many Community Associations throughout Baltimore City, Baltimore County and many other jurisdictions in Maryland.

We are not Homeowner Associations; we are simply Community Associations made up of Volunteers who are elected by the residents in their communities to have a voice on their behalf.

Our dues are only \$10 per family, per year (and this was discontinued since the COVID-19 Pandemic) as our residents cannot even afford the \$10 per year that helps us to buy trash bags, protective gloves and water during our community clean ups. Most of us are paying out of our own pocket for these expenses or ask volunteers to contribute, as needed.

We are asking that this Honorable Committee repeal the mandate in which a One Hundred Thousand Dollar (\$100,000.00) Bond must be obtained in order to request injunctive relief. Most of our community associations are not even 501(c)3 organizations, as the cost is too prohibitive at between \$400-\$600 in fees associated with trying to obtain that status, and then trying to find someone to manage the grant process for us.

Our Older Neighborhoods feel as though we have been left behind. Due to the Housing Boom of the last 5 years, our older communities have seen a severe decline in owner-occupied homes and a significant increase of out of state rental landlords.

We need standing in order to have a voice for these older communities that are rapidly dying. We are all lower to middle income, hard-working people, who care about the communities that we live in, and the residents of our communities.

The repeal of the Bond mandate would give us a chance at reviving some of these older neighborhoods and to seek injunctive relief when appropriate and needed.

I am willing to talk about this and other issues that our older communities face with any member of this Honorable Committee at any time. I am willing to walk the streets of these neighborhoods with any and all members who have an interest in assisting in making these old neighborhoods a vital place where families want to purchase a home.

Thank you for your consideration of this request.

Respectfully yours,

Lynne M. Mitchell

Lynne M. Mitchell, President
Eastwood Residents & Business Comm Assn
of Baltimore County ("ERBABC")

cc: Patricia Gagnon
Assistant to Chairman Kumar P. Barve
trish.gagnon@mlis.state.md.us