



February 14, 2024

Delegate Marc Korman
Chair, Environment and Transportation Committee
251 Taylor House Office Building
6 Bladen Street
Annapolis, MD 21401

RE: Bill MC 8-24

Dear Delegate Korman,

I am writing on behalf of the Greater Olney Civic Association (GOCA) to convey our objection and concerns about draft Bill MC 8-24, "Restriction on Real Property - Limitation".

The Greater Olney Civic Association is the umbrella association of the homeowners and civic associations located in the Greater Olney area. So we represent over 30 associations and more than 50,000 Montgomery County residents. GOCA discussed Bill MC 8-24 as originally drafted at our December 2023 and January 2024 meetings; and at the January meeting, our members voted to oppose the legislation as originally drafted. And, in an email on January 10, 2024 inviting Delegate David Moon to attend the February GOCA meeting to speak to us about the bill we conveyed our concerns about the expansive nature of the original language and the usurpation of the authority of condominium and homeowners association by permitting Montgomery County government to override the bylaws or rules of those associations. In a subsequent phone conversation with Delegate Moon's staff we were assured that no further action was being taken on the bill this session. So, we were surprised to learn that MC 8-24 was receiving a first reading on February 9, 2024 and being submitted to the Environment and Transportation Committee and would be discussed at that Committee's hearing on February 15, 2024.

While we see that the language of the bill has been modified and now includes more restrictive language about what organizations and mechanisms this bill applies to, we continue to be concerned with the impacts this bill will have on the authorities of condominium and homeowners associations. So, we continue to be opposed to this legislation and do not believe it is ready to move forward through the legislative process during the current legislative session. There were also questions about why this bill only applied to Montgomery County, as opposed to the whole State.

Sincerely,


Helene Rosenheim
President

Greater Olney Civic Association
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