

To: COLORADO LEGISLATIVE ACTION COMMITTEE (CLAC)

From: Lana Pink, Wildwing Subdivision, Timnath Colorado (lane.pink@sbcglobal.net)

Date: 8 March 2022

I am writing to oppose three House Bills up for consideration. I am a resident of a subdivision managed by a homeowner association and I am also a community volunteer serving on the Board of our HOA.

HB 22-1137 will create excessive red tape for homeowner-run boards trying to collect delinquent assessments; it will force HOA's to file lawsuits if fines don't convince an owner to follow the covenants; it will effectively eliminate using fines as a basis for foreclosure, even if the fines are based on an owner's filthy, dangerous or terrifying antisocial behavior. This law takes away a community's power to seek judicial assistance.

HB 22-1139 if enacted will prohibit associations from fining the person who leaves his RV parked in front of the house year-round.

HB 1239 saddles community association management companies with additional fees and yet more bureaucracy.

The legislature hears horror stories from a few bad actor homeowners who are on the wrong side of their HOAs. They rarely hear praise from those of us who appreciate that we've made promises to one another to abide by the covenants. It is not just or fair to force the entire community to pay for problems caused by people who don't follow the rules.

HOA's do not want to raise assessments to pay for costs associated with neighbors who don't treat their neighbors with dignity and respect. I OPPOSE THESE THREE BILLS.