

## LATE TESTIMONY

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**From:** James Richards [ja.rich@earthlink.net]  
**Sent:** Wednesday, January 30, 2008 11:25 AM  
**To:** CPCtestimony  
**Subject:** HB 1845 and HB 3298

Gentlepersons:

I have served on a number of condo boards over the last quarter of a century beginning 1981, and (since 1989) still serve on the board of a fairly large condo comprising just under 600 units.

One of our perennial problems has been NON-PAYMENT OF MAITENANCE FEES. We need to STRENGTHEN and NOT VITIATE the mechanisms by which we can insure that apartment owners faithfully and promptly pay their proportionate shares of our common costs.

I am not a lawyer, but sense that both of these bills may weaken our ability to collect the monies we so vitally need to keep our important communities financially viable.

May I ask each of you to consider this questions:

ISN'T IT RIGHT THAT EACH MEMBER OF A CONDO COMMUNITY PAYS HIS OR HER SHARE OF OUR COMMON EXPENSES; AND SHOULDN'T LAWMAKERS HELP TO INSURE THAT THIS HAPPENS?

Many thanks for your consideration.

Jim Richards