

CORINTH DOWNS HOMES ASSOCIATION

February 12, 2018

Representative Kristey Williams, Chair
Local Government Committee
Kansas House of Representatives
Kansas State Capital
300 SW 10th Street, Room 165-W
Topeka, KS 66612

Re: House Bill 2629

Dear Representative Williams and Ladies and Gentlemen:


This is with regard to House Bill 2629 which I understand is scheduled for hearing in your committee on Thursday, February 15, 2018. I am a member of the Board of Directors of the Corinth Downs Homes Association in Prairie Village and currently serve as the President. There are 152 homes in our development and a considerable amount of common area which we maintain, as well as the streets which are owned by the Association. The owners in this development are active and involved in the HOA.

We have operated for many years without significant problems, and have always been able to resolve any conflict within the framework of our governing documents. I sincerely feel that creating a situation where any homeowner who disagrees with any decision of the Board, no matter how trivial, can file a complaint with the Consumer Protection Commission will have a deleterious effect on our ability to recruit members to our Board. No one wants to be involved in a State investigation, again no matter how trivial. The Bill is written so broadly as to raise the possibility that any action of the Board could be construed as a violation of the Common Interest Owners Bill of Rights requirements of good faith.

I imagine nearly all Associations have a procedure for reviewing grievances. To add this additional layer of oversight and regulation seems totally unnecessary. For those very few instances where a grievance cannot be resolved by the Association's process the homeowner has an obvious recourse in the courts.

Therefore, I request you vote against this bill or at least ask that a committee of interested stake holders including home owners, board members, and property managers study the proposal and make a recommendation to you.

Thank you for your consideration.

Sincerely,

Richard D Simpson

CORINTH DOWNS HOMES ASSOCIATION, INC. ~ PRAIRIE VILLAGE, KANSAS