

Monday, February 25, 2013
HOA Legislation and Denver Post Article

Just an update on some issues. If you have new information on Colorado legislative efforts you wish to share please let me know. I'm watching for the Committee and public comment meetings on the latest legislative proposal, HB 13-1134 http://www.coloradohoaforum.com/files/hb_13-1134.pdf Also, we are awaiting proposals on such HOA issues as foreclosure reform and licensing and regulating property management companies.

If you can make it, **please attend the public hearings on this legislation.** You can have your public say or just your presence will make a big difference. Bring your friends to this hearing. The more the better. Our group has proved to be informed, concerned about HOA issues, and civil in presenting ourselves which is more than one can say about many group and this makes our participation productive. Again, when the date is set for this hearing I will let all know. We already have opposition from the folks at the CAI who have interest in representing property management groups and others and with this Bill. See our January newsletter http://www.coloradohoaforum.com/files/hoa_newsletter_jan_20132.pdf to read about their weak and empty comments on this legislation.

Please reference your Denver Post newspaper(Sunday, Feb 24, Business Section) or visit the Denver Post online http://www.denverpost.com/business/ci_22651593/homeowner-advocates-take-aim-at-hoa-boards-management This is a very good article presented in an unbiased manner, and gives note to our issues and a homeowner who fought and won a case in court. In his article, John Mossman of the Denver Post has brought attention to the upcoming legislation, our issues, and also the problem with "transfer fees". We hope he will continue with his interest in HOA issues. Your comments to the Denver Post on this article also help our cause Email openforum@denverpost.com (letters to the editor)

A note on transfer fees. Sellers (or buyers) are assessed hundreds of dollars when buying a home in many HOA's. <http://www.coloradohoaforum.com/cololegislation.html> The cost has little to do with recovering costs. Legislation was past in 2011 that made such fees illegal with a few exceptions such as HOA's. Why? Well, an interest group or two saw benefit in keeping this fee for HOA homeowners. It is in fact big dollars for the few who charge this outrageous fee. How much does it cost to transfer names on records from the seller to the buyer and/or verify that the seller of a home is in good financial standing with the HOA? A flat fee, if anything, should be capped at no more than \$50. This service should also be included in every contract between an HOA and its' property management company as a baseline service to make this a non-issue and would end this abusive practice. More to come on this.

Please take time to write the HOA Information Office and Resource Center and your State Representative about HB 11-1134 and your opposition to transfer fees. This all does help and can easily be completed via our web site.

Ask your friends and neighbors to join our cause via our web site. Thanks again to everyone for participating in our efforts to reform HOA legislation.