



March 4, 2009

Re: Raised Bill 6429, AAC ENERGY CONSERVATION AND THE RIGHT TO DRY

Dear Senator Meyer, Representative Roy and members of the Committee:

The Executive Board of South Mill Village in South Glastonbury is opposed to the inclusion of common interest ownership communities, commonly referred to as condominiums, within the ambit of Raised Bill 6429. Condominiums are voluntary associations organized under state law that are characterized by participatory governance structures. These organizations establish rules that are designed to promote harmonious living, typically within closely grouped living units.

At South Mill Village, we are proud of the appearance of our complex and we work hard to assure its upkeep and consistency of appearance. Because of the proximity of the units, in many cases it would not be possible for individual unit owners to erect clotheslines or other drying apparatus without intruding on the living or visual space of other unit owners.

While we appreciate the intent of the legislation, its effect in the condominium setting is to permit individual decisions regarding drying without regard to the impact on closely proximate neighbors and even the entire community. This result is the antithesis of the of the policy underlying the common interest ownership act, that homeowners may voluntarily choose to reside in self-regulating associations with the understanding that the common interest in the upkeep and appearance of the condominium would be subject to the democratic processes embodied in the common interest ownership statute.

Rather than enfranchise individual action that can have such a dramatic effect within the closely grouped living characteristic of condominiums, we would respectfully suggest that that the phrase "any condominium or cooperative association" be removed from the definition of "governing body." Condominium associations should be permitted to address this issue in the cooperative, democratic manner envisioned by the enabling legislation.

Sincerely,

SOUTH MILL VILLAGE ASSOCIATION, INC

Jackson W. Foley, Jr, Vice President