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**TO:** Judiciary Co-Chair Rep Gerald Fox  
**FROM:** Kay Olsen, resident of Farmington Woods  
**Date:** March 24, 2011  
**RE:** Support of new condo bills HB6620, HB1205, and HB1208

*I am unavailable to testify in person, however, I understand that this letter can be read and written into the minutes of the meeting.*

*My name is Kay Olsen and I have lived in Farmington Woods since 1985, and very much enjoy my home and the community. I am in full support of the new condo bills which includes an Ombudsman and an ability for dispute resolution - and would like for you to approve the legislation before your committee. And I am willing to pay a small fee for this ability.*

*My belief is that the Board of Directors of a condominium association should abide by the rules of the community (and these rules should be fair and just) and most of all have the best interest of the community as a whole, not the few.*

*That being said, I offered my services to the community of Farmington Woods and was an executive member of the Board for over twelve years and worked on almost every committee with the exception of the pools and courts committee.*

*I took this assignment very seriously and spent 20/30 hours a month working for the community while working a 60 hour a week full time job. This was my community and I believe in the philosophy that if you don't participate, you can't complain. I also believed that I wanted to have a say in what was going on in my 'village'.*

*In 2004, an anonymous tip was sent to the association that my brother's dog has run loose. Within a few days, my brother (who also lived in Farmington Woods) was sent a letter asking him to remove the dog from Farmington Woods until a determination could be made as to the outcome. This letter came from a committee and not the Board.*

*I was on the Board at this time and I did not receive a note or call indicating what had happened. I did find out that the anonymous tip was from a chronic complainer and that the chair of the committee that took this action was someone that I had had serious run-ins ( he wanted to run Farmington Woods like a police state, and I clearly felt our job was to help and support residents) and this was his chance at a vendetta.*

*The long and the short of it was:*

- 1) I resigned from the Board*
- 2) My family hired a lawyer*
- 3) We won the outcome*

4) *The chair of the committee resigned*

*In the By-Laws was a statement that indicated if a resident needed to hire a lawyer and was found to be correct, the condo association would pay the lawyer's bill – which at that point was about \$2500.00.*

*In addition to the lawyer's bill, we wanted the Board to abide by the By-Laws and*

- 1) *A committee cannot take actions such as they did. They needed to go through the Board.*
- 2) *They should have given me the courtesy to call me and ask what was going on.*

*The Board assumed we would just go away. We were not looking for the money, we were making sure the Board, and Committees understood they needed to abide by the established condo regulations.*

*We continued to press the situation:*

- 1) *We wrote to the Board members (who were told by the management that this had 1) gone away and 2) was not an issue the Board needed to address)*
- 2) *We spoke with many Board members – who were confused as they had been told it had gone away and was a nuisance issue, and I was a trouble maker*
- 3) *We went to the State Attorney General to find 'his hands were tied'*
- 4) *In 2008, we took Farmington Woods to court.*
- 5) *During this 4 year period, FW went thru 4 different Boards and 2 General Managers*
- 6) *Farmington Woods went thru 4 different law firms until the last firm settled.*

*In the end, we were re-reimbursed the cost that had, by that time accrued - \$25,000 and we settled the issue. During the 'battle' we even had one of the 4 law firms for Farmington Woods ask us what we hoped to get out of this.*

- *We told them that Farmington Woods had not abided by the condo docs*
- *We told them that committees had too much power and power they shouldn't have had*
- *We told them that they should have called or asked someone what was really going on*
- *Farmington Woods management should have been fiscally responsible*

*While my family broke even on this suit and got back the lawyer fees (\$25,000) – we should never have had to go that far. We should have had an Ombudsman that could have mediated this issue and resolved the issue without going to court, and without the costs or stress.*

*Many people in Farmington Woods that have run into problems have just given up and moved. I know of many people in Farmington Woods and other condominiums that have suffered unjustly.*

*It is my hope that this State committee will approve these bills and the State Congress also approve these bills which will result in a forum for individuals to ask for help.*

*Yours truly,*



*Kay Olsen  
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