

Tsarkov, Alex

From: joe [jazoti@optonline.net]
Sent: Wednesday, March 23, 2011 9:51 PM
To: Tsarkov, Alex
Subject: Judiciary Committee in support of HB6620, HB1205 and HB1208

**:FOR JUDICIARY COMMITTEE PUBLIC
HEARING, MARCH 25, 2011
IN FAVOR OF HB6620, HB1205, HB1208**

Dear Alex:

We need your help. We need the legislature to pass the three bills, mentioned above, in order to give the individual property owners a say in the management of our condo associations. The rules passed on July, 2010, only went part of the way in establishing rules for governance. We now need the rules outlined above to help complete the shift of power back to the homeowner.

I would also be in favor of an ombudsman, to mediate situations which cannot be resolved locally.

Thank you for reading my letter and considering my support.

Joe Azoti
24 Red Cedar Circle
Orange, Ct 06477
203-795-0338

Sent: Wednesday, March 23, 2011 9:02 PM

Subject: CCOC Action Alert: Email Judiciary Committee in support of HB6620, HB1205 and HB1208

Dear Members of the Connecticut Condo Owners Coalition:

EMAIL your written testimony today (3/23) or tomorrow (3/24) in support of the new condo bills HB6620, HB1205, HB1208. State why you feel a condo ombudsman and dispute resolution are needed. Do so before Friday, March 25 when there will be a public hearing.

Email testimony to Alex Tsarkov, Legislative Aide for Judiciary Co-Chair Rep Gerald Fox, at alex.tsarkov@cga.ct.gov. Include in the email subject line: "Written Testimony in Support of HB6620 Condo Bills; For Public Hearing 3/25/11" and mark the top of the written testimony in your email message, first line "For Judiciary Committee Public Hearing March 25, 2011"; second line, "IN FAVOR OF HB6620, HB 1205 and HB1208 Condo Bills". Please blindcopy the Connecticut Condo Owners Coalition on your testimony at ctcondowners@yahoo.com.

If you will be testifying at the public hearing, please notify us at ctcondowners@yahoo.com and wear yellow in solidarity with fellow condo owners.

State in your testimony how these laws will impact you. Keep horror stories to one page if possible. Regarding a condo ombudsman, identify if you as a condo or common interest community owner are willing to pay a nominal fee for the service of an ombudsman without impacting Connecticut taxpayers (similar to a Small Claims Court fee) to address unresolved community association governance disputes to help support an Office of Condominium Ombudsman. Let legislators know if you would support a volunteer panel consisting of condo owners, property managers and attorneys to help mediate disputes between condo owners and condo associations or property managers. You may also mention that you would be supportive of a Property Manager Licensure bill if that should arise.

There are some good condo laws on the books that became effective in July of 2010, but, there are no realistic, affordable or timely means by which those laws can be enforced.

Be clear in your writing, sign your email with your name, address and other contact information. Try to keep your letter to one page, and make sure to end the letter with a "thank you" for reading your letter and considering your viewpoint.

Together we are making a difference.

Sincerely,

David Kelman
Steering Committee
Connecticut Condo Owners Coalition

3/24/2011