

Tsarkov, Alex

From: Dance with Leng & Yigal [leng@ctisraelidance.com]
Sent: Thursday, March 24, 2011 9:34 AM
To: Tsarkov, Alex
Subject: Written Testimony in Support of HB6620 Condo Bills; For Public Hearing 3/25/11
Importance: High
For Judiciary Committee Public Hearing March 25, 2011

IN FAVOR OF HB6620, HB 1205 and HB1208 Condo Bills

My name is Leng Asayag Tan and for the past 19 years, I have been the owner of a condo in a 9 unit development in Stamford, CT. I would like to share with you my issue of 6 years, which so far has been ignored by the board. In summary, my back patio is pitched towards my building and water goes directly to my unit. The board has stated that would fix the problem but have not done so. The by-laws are clear in that the responsibility is that of the association to take care of the common area. In short, I have tried to sue them in small claims court, to no avail. I have lost the use of 33% of my unit where the lower level has mold. I am at the point where I feel I must leave my unit to rent elsewhere.

I need help. These bills would be a start in the right direction. I'd be 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. I would also 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. And finally, if a property manager licensure bill would come about, I would also be supportive of that.

Please see the emails sent to government officials asking for help. Please note the first email was sent a year ago, to which no one responded. The second email was sent recently after I lost my case to the defendant in small claims. Please help condo owners who are being bullied. I hope to hear from you and I hope that you support the condo bills. The recent laws that were passed are not enforced. I know members on my board communicate with each other, and does not give notice to the rest of the owners. My contact information is as follows:

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3/24/2011