

TESTIMONY OF CONNIE ELLNER
REGARDING RAISED BILL NO. 5536
AN ACT CONCERNING REQUIREMENTS FOR CERTIFICATION AS A COMMUNITY
ASSOCIATION AMANGER, LICENSURE AS A REALE STATE BROKER OR SALESPERSON
AND ORGANIZATION OF A UNIT OWNERS' ASSOCIATION

On behalf of the Lakeridge Tax District and Association, Inc. a condominium community of 474 units in Litchfield County, I totally support this legislation.

This bill, which requires property managers to take a basic course and pass an exam, will begin the process of making property management a profession by setting a minimum standard. The benefits are many, including protection of homeowner's properties, security and rights.

There are many important facets to managing a community which require knowledge and leadership. Many new regulations have come into existence in recent years, and it is essential that managers have the information and training to implement this issues. While a Board of Directors may opt to educate its members, having a profession manager who is qualified to do the job is critical to successful management. With CAI as an organization which provides courses and seminars on related subjects, new managers and seasoned managers can take courses and pass advanced exams to help them improve and expand their knowledge base.

Grandfathering managers with more than 10 years of experience is also important so that no one will be disenfranchised.

We are fortunate that our current manager has taken all the courses and passed all the exams available in property management. We totally supported his initiative to do this over the past several years, and it has more than paid off. Not only did our GM gain knowledge and certification, but also had the opportunity to network with others who belong to CAI and participate in continuing education. Our community and our GM look to CAI for guidance and leadership when needed.

This legislation will help to establish property management as a profession and might encourage other individuals to choose this as a viable career path.

Sincerely,

Cornelia J. Ellner, M.S.
President Lakeridge Tax District and Lakeridge Association, Inc.
811 Burr Mt. Road
Torrington,
CT 06790

cellner@optonline.net