

Testimony of Virginia Zakhour  
in FAVOR of HB5536  
for Judiciary Committee Public Hearing  
March 29, 2012

My name is Virginia Zakhour. I have been an owner of Oakwood Condominiums for over 20 years. If it was not due to my employment situation, I would have given away my unit years ago.

I have written testimonies in the past, documented records, contacted state senators and lawyers, and yet with condo law it has been a fine line. Lawyers did not get involved when it came to helping the owner's receive justice. The way the law works it benefits a few members. In my experience it is the Board president and the managing agent. We the owners' actually pay them to fine, sue us, and accuse us, of damages and such.

I know of the discouragement by legislative staff who have come across in dealing with condo law, and the managing agents that run them. I am writing in hope and yet highly discouraged by my experiences with them.

I believe that a property manager bill would benefit owners because if I read the proposed bill correctly the property manager would need to work with Department of Consumer's Protection as well as the unit owners.

See they do want a bill such as this because there are no consequences to the very few. This is why these bills do not get passed.

Unfortunately, my Condo Association is not FHA due to the lack of residing home owners. With all due respect for many reasons: (1) of them being the lack of respect by managing agent, and board president of the owners.

There was an incident when I was approved for an exhaust fan through the managing agent. I hired a qualified person and the board president trespassed into my home and made him call me at work to take it out. I paid for two men to install it and take it out. Yet, the managing agent who made the error by approving it didn't have the decency to value my time, the worker's time nor the respect for others. I am paying him as an owner to manage my home, not to make him rich. He nor she even apologized to me.

There was another issue in which I kept questioning a plumbing bill that was repaired and caused to the unit below me. It did not make sense to me. It did not make sense because it defied logic. Yet, they the managing agent continued to fine me every week until I paid them \$980 from something like a \$180. Then I spent repairing something needless to repair by their plumbers. Years' later I found a plumber and the damage was actually coming from the unit above me (The board presidents) . The association had to pay that time. Though, it would have saved me thousands of dollars.

This was about the time the unit above me caused serious damage to my living room and bathroom ceiling.

This was due to her water heater. Yet, she only had to pay \$200. I had paid 2 objective contractors assess the damage value. It was definitely in the thousands.

Thank you in advance for your consideration.

Sincerely,

Virginia Zakhour