

TESTIMONY IN FAVOR OF HOUSE BILL 6513

**AN ACT CONCERNING THE BUDGET AND SPECIAL ASSESSMENT
APPROVAL PROCESS IN COMMON INTEREST COMMUNITIES**

Marianne D. Derwin
786 B Heritage Village
Southbury, CT 06488

Co-Chairmen, Senator Coleman and Representative Fox,
Vice-Chairmen, Senator Doyle and Representative Ritter,
Ranking Members of the Judiciary and Members of the Judiciary:

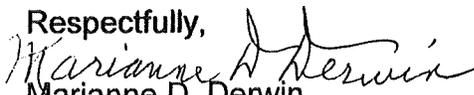
I respectfully request that you pass Raised Bill 6513 to the
General Assembly. This bill will provide a democratic process for
unit owners in common interest communities who vote on the budget.

In the 2011-2012 budget vote in Heritage Village, 1786 votes were cast,
Approximately 1200 votes were cast to reject the budget and 594 votes
not to reject. The budget was not rejected because 794 unreturned ballots
were counted as votes not to reject the budget. As is evident from these figures,
one can conclude that it is virtually impossible ever to reject a budget.
This is the result of the formula for counting votes required in the current statute.

The proposed Bill 6513 adjusts the formula used to count the votes. This
bill will count the majority of votes cast, "provided not less than thirty-three
and one third percent of all unit owners entitled to vote on the proposed
budget, vote to reject the proposed budget."

This change will result in a statute that is reasonable, fair and balanced.

Thank you for your consideration.

Respectfully,

Marianne D. Derwin
March 25, 2013