



Respond to: CURT SCHRODER, MEMBER
ROOM 41 A, EAST WING
PO BOX 202155
HARRISBURG, PA 17120-2155
PHONE: (717) 783-2520
FAX: (717) 705-1994

DISTRICT OFFICE:
315 GORDON DRIVE
EXTON, PA 19341
PHONE: (610) 524-5595
FAX: (610) 524-5667

E-mail: cschrode@pahousegop.com
Website: www.curtschroder.com

COMMITTEES

GAMING OVERSIGHT - CHAIRMAN
INSURANCE

House of Representatives

Commonwealth of Pennsylvania
Harrisburg

Memorandum

Date: January 26, 2011
To: All House Members
From: Curt Schroder, Member
155th Legislative District *CS*
RE: Co-sponsorship – Open Communication in Community Management

In the near future, I will re-introduce legislation amending the Uniform Planned Community Act, the Uniform Condominium Act and the Real Estate Cooperative Act to protect the interests of community residents and to encourage open communications in community management. In the session of 2007-08, this legislation was House Bill 977.

My bill clarifies that unless community bylaws specify a different percentage, a quorum is present at meetings of executive board committees if at least 50% of the members of that committee are present. The bill encourages these private communities to adopt bylaws concerning mediation and arbitration; open meetings, similar to the Sunshine Act; restrictions on proxy voting during executive board votes and open records.

What's more, if these communities failed to adopt bylaws as outlined above, they are subject to enforcement by the state Attorney General. Violations are unfair trade practices under the Unfair Trade Practices and Consumer Protection Law and could result in civil penalties and other enforcement mechanisms.

Finally, it may be helpful for you to know that I created this bill because I have received numerous complaints from constituents who feel that their association leaders are violating their rights by failing to manage the community as a representative democracy. It is my hope that this language, in which I have attempted to balance the interests of good, local government with unit owners, will bring accountability and, therefore, stability to relations between management and property owners in these communities.

If you would like to cosponsor this legislation please contact my office by calling 783-2520 or e-mail Heather Epler at hepler@pahousegop.com