

COMMONLY INTERESTED NEWSLETTER

[Montgomery County, Maryland](#)

[Commission on Common Ownership Communities](#)

(240) 777-0311

ccoc@montgomerycountymd.gov



June 12, 2023

Amendments to 10B

Bill 28-22 (Effective July 3, 2023)

Bill 28-22 changes Chapter 10B by:

- Clarifying that the board member training offered by the CCOC may be provided virtually;
- Requiring community association board members to undergo training every three years;
- Extending to all parties the right to request relief from the automatic stay that is triggered when a party files a complaint with the CCOC;
- Requiring staff to provide written notification of the Commission's decision to deny jurisdiction of a complaint, along with the reasons for the denial within 10 business days after the decision;
- Providing that the Commission's decision to deny jurisdiction of a complaint is not subject to judicial review, thereby preventing a party from challenging the denial of jurisdiction in court;
- Making failure to adhere to the terms of a mediated agreement a code violation;
- Increasing community association board members' terms of office from two to three years, unless the association documents provide for a different term;
- Waiving the 30-day notice requirement for any budget amendment that increases or decreases the budget by 15% if the expenditure is required to properly fund the most recent reserve study; and
- Increasing transparency in the voting procedures for board members.

Please make sure to read the full [amendment](#) online to ensure you that you are in compliance with the new laws. You may want to consult with your association's legal counsel for further guidance. The commission offers ongoing [training and webinars](#) on a monthly basis, please make sure to check the website and the [DHCA calendar](#) for more information.



Did you know about the...

Maryland HAF program

The Maryland Homeowner Assistance Fund is currently active and can help homeowners who may be struggling with their mortgage payments or other housing costs, including but not limited to past due HOA or condominium assessments, property taxes, homeowners insurance, mortgage insurance and/or municipal fees (water & sewer utility). In addition, if you have an outstanding balance that includes a special assessment, this may be covered as part of the program. Homeowners that are facing financial hardship associated with the COVID-19 pandemic, are encouraged to learn more and [check eligibility](#) or contact an approved and participating [Housing Counseling Agency](#).

Office Staffing & Volunteers

New Manager & Investigator

Two new team members have joined the Office of Common Ownership Communities. Effective February 2023, Mr. Peter Atta is a new investigator and Mr. Ramon Espin is the manager. Both of the new staff members bring a wealth of knowledge to the commission and have begun to take on their respective roles upon onboarding. Together with the remaining staff, the office is now better equipped to manage and assist the needs of the commission to deliver professional customer service and meet the constituent's expectations.



Volunteers Needed

The CCOC seeks volunteers to fill six (6) vacancies of which two (2) must be professionals and four (4) unit or lot owners or residents. If you have an interest, please [submit your application](#).



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COC Staff

Our office is open Monday-Friday between 8:30AM-5:00PM (Except Holidays).
1401 Rockville Pike, 4th Floor
Rockville, MD 20852

- Ramon Espin- Manager
- Mark Anders- Investigator
- Ife Fabayo- Investigator
- Peter Atta- Investigator
- Nicolette Fahs- Office Service Coordinator
- Walter Wilson- Associate County Attorney