

(SAMPLE LETTER)

TO: Members, Assembly Housing and Community Development Committee
RE: AB 2502 (Brownley) ... OPPOSE

As a << *homeowner // association manager // attorney* >> I oppose AB 2502 for these reasons:

- AB 2502 would give financial incentives for owners to unfairly manipulate their legal obligation to pay HOA assessments by refusing to pay for approximately one and a half years or up to \$3,600 until the association can take appropriate legal action for that owner to pay. This will cause financial havoc for HOAs. Owners should never be given a right to intentionally stall the payment of debt.
- Owners should not be given the right to unilaterally change the payment plan that was lawfully entered into by and between the owner and HOA. There would be no reason to enter into a plan if an owner could change it at will.
- HOAs must be able to retain counsel or other professionals to assist them in payment plans. The bill permits HOAs to retain experts IF the owner grants permission to do so. HOAs, just like owner's must always be given an ability to retain professional assistance.
- Creditors, like HOAs, need to use collection agents periodically. Those agents, like other businesses, require payment. This bill makes it extremely difficult to pay those agents and as a consequence, HOAs will rarely use them.

I request that you **VOTE NO on AB 2502.** Thank you for considering my opinion.

PLEASE PRINT YOUR NAME: _____

PLEASE PRINT YOUR ADDRESS: _____

FAX YOUR LETTERS TO THE COMMITTEE STAFF AND THESE MEMBERS:

ASSEMBLY HOUSING AND COMMUNITY DEVELOPMENT

Fax: 916-319-3182

Name	House	District	Party	Room	Phone	Fax
Arambula, Juan (Vice Chair)	A	31	I	2141	916 319 2031	916 319 2131
Bradford, Steve	A	51	D	5136	916 319 2051	916 319 2151
Eng, Mike	A	49	D	4140	916 319 2049	916 319 2149
Gilmore, Danny	A	30	R	2174	916 319 2030	916 319 2130
Knight, Steve	A	36	R	2016	916 319 2036	916 319 2136
Saldana, Lori	A	76	D	3152	916 319 2076	916 319 2176
Torlakson, Tom	A	11	D	5160	916 319 2011	916 319 2111
Torres, Norma (Chair)	A	61	D	4164	916 319 2061	916 319 2161
Tran, Van	A	68	R	4130	916 319 2068	916 319 2168