

Condominium/HOA  
Working Group  
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November 5, 2016

Representative Susan McLain  
Oregon State Capitol  
900 Court St. NE, H376  
Salem, OR 97301

Re: LC 1074 Permits rules contrary to declaration or bylaws of planned community or condominium to terminate or reduce irrigation of landscaping.

Dear Representative McLain:

I represent the Condominium/HOA Legislative Working Group with respect to LC 1074. The Working Group consists of many different members having an interest in the Oregon laws regarding condominium and planned community developments. I have enclosed a brief statement of the history of the Working Group as well as information on the current members and some of the key organizations represented by the members. These organizations represent many, if not most, of the home owner associations in Oregon. The Working Group also has members who represent developers of condominium and planned communities as well as the owners living in these projects. This diverse membership of the Working Group is intended to provide a well balanced approach to legislation affecting home owner associations.

The Working Group supports the enactment of LC 1074 in the 2017 legislative session. Due to circumstances beyond my control, I cannot testify in person on this legislation, so please submit this letter as my written testimony in all committee hearings considering LC 1074.

In the 2016 legislative session, the Working Group committed to working with you and other parties of interest during the interim on this legislation to provide a process for the complete and permanent conversion of home owner association landscaping to better conserve water. LC 1074 is the result of that collaboration.

LC 1074 facilitates and encourages all Oregon home owner associations to uniformly and permanently convert the entire landscaping for water conservation. LC 1074 allows an association board to adopt rules and regulations to substitute new xeriscape landscaping using little or no irrigation for the outdated heavily irrigated turf type of landscaping common today. Current laws require a 75% vote to amend declarations to replace outdated landscaping requirements. LC 1074 expressly allows the board to override the old landscaping requirements without a 75% approval of the association membership, an approval percentage exceedingly difficult to achieve.

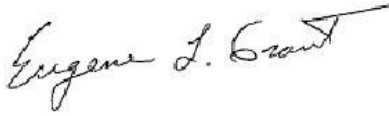
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The benefit of landscape conversion at the association level under LC 1074 is achieving greater water conservation uniformly throughout the entire community and state rather than destroying the home owner association landscape plans with an unregulated patchwork approach to landscaping by individual home owners. The Working Group looks forward to working with you and other legislators to achieve greater water conservation that maintains the beneficial role of the home owner association in providing uniformity that enhances appearance and property values in Oregon.

Sincerely

A handwritten signature in cursive script that reads "Eugene L. Grant". The signature is written in black ink and is positioned below the word "Sincerely".

Eugene L. Grant