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**Subject:** OPPOSE HB 3432 Community Association Defect Claims

Firstly, thank you all for your service and dedication to the State of Oregon!

I am writing to register an opinion on HB 3432, in opposition. I am a community manager for many homeowner association and oppose this bill as it limits the homeowners rights to file a construction defect for homeowners associations. By shortening the period of repose form 10 years to 6 years, you are eliminating the time for proper inspections and testing. The testing after a period of 5-10 years assists in identifying chronic defects in communities and does not allow homeowners associations time to identify relevant systematic problems in new construction. These construction related defects cause safety issues, health concerns and association need a method to address these defects in a timely manner by the developer.

The goal of these essential homeowner protections is to allow associations to protect themselves. An approval of HB 3432 would favor the building industry, relinquish homeowner protections and endanger affordable living options (condominiums) with large, expensive special assessments.

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