

February 19, 2026

**Re: Support for SB 1523A**

Chair Marsh, Vice-Chairs Breese-Iverson and Andersen, and Members of the Committee

My name is Judy Annin and I'm here on behalf of Twin Cedar's HOA urging you to **support SB 1523A**.

This bill removes electronic barriers that can prevent people from accessing and keeping their homes. It ensures that people are not left feeling irrelevant, invisible, left behind, or excluded simply because they are not comfortable with our modern technology.

I am a homeowner in a 55+ community, a board member of our HOA, the founder of Manufactured Homeowners for Change, Oregon, and a board member of OSTA. In these roles, I regularly meet people who have never needed to use computers at work or at home. Many of my neighbors are 80 or older. They were homemakers, service workers, or retired before computers became common in the workplace. They never had the opportunity to learn these skills. Many cannot afford a computer or smartphone, and it is **unreasonable to expect someone in their 80s to purchase and learn new technology just to pay rent or complete required forms**.

Our Homeowners Association understands this. We communicate through printed newsletters, posted notices, and community meetings. Of the more than 100 homeowners in our park, most do not have access to a computer, and many cannot afford one.

Nearly 50% of our OSTA membership dues are paid by check rather than through the website.

During a recent conversation with an employee of our landowner, we were told we will soon be required to use their online portal, with no mailed checks and no paper applications. This change would effectively shut out at least 30% of

my neighbors. Even for those who can use the portal, it often locks users out, leading to late payments through no fault of their own.

Seniors and people living on limited incomes should not be required to use technology they cannot afford or do not understand in order to keep their homes.

As seniors, we have faced many challenges in our lifetimes. Please do not add this to the list.

I respectfully ask that you **support us and vote yes on SB 1523A.**

Judy Annin

Co-Chair Twin Cedar's HOA Board of Directors