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May 13, 2003

To: To: Assembly Committee on Judiciary
Honorable Bernie Anderson, Chairman
Honorable John Ocequera, Vice Chairman
Committee Members: Barbara Buckley, Jerry Claborn, Marcus Conklin, William Horne, Harry Mortenson, Genie Ohrenschaal, Sharron Angle, David Brown, John Carpetner, Jason Geddes, Don Gustavson, Garn Mabey, Rod Sherer

From: Pamela Scott
Summerlin

Re: SB 100

I would like to go on record as supporting SB 100, including the provisions for a Common-Interest Commission within the Real Estate Division of the Department of Business and Industry.

Since its adoption in 1991, NRS 116 has evolved tremendously as a consumer protection statute. Each session has brought forth additional protections and regulations, including educational and certificate requirements for common-interest community managers and the formation of the office of the Ombudsman to assist homeowners and boards to understand their rights and responsibilities as members of an association.

A survey done by the Ombudsman's office this past year has shown that 92% of homeowners in associations enjoy living in their association. While a 92% "approval rating" is pretty spectacular, we are all painfully aware that the other 8% often find dealing with their associations to be a frustrating and time consuming process since the only means of enforcing NRS 116 is through the courts. The formation of the Common-Interest Commission will help to expedite this process and hopefully keep these matters out of the already clogged legal system.

In addition to enforcement issues, this Commission will have the ability to gather data regarding associations and how they "live", recommend future legislation, oversee the education and issuance of certificates for managing common-interest communities, provide education for homeowners who serve on their boards of directors and assure that reserve studies and funding are being addressed to protect the assets of these communities. It is a concept whose time has come and we thank you for your consideration of this Commission.

ASSEMBLY JUDICIARY

DATE: 5/14/03 ROOM: 3138 EXHIBIT H

SUBMITTED BY: Pam Scott