



Angela D. Alsobrooks
County Executive

PRINCE GEORGE'S COUNTY GOVERNMENT

OFFICE OF MANAGEMENT AND BUDGET

MEMORANDUM

DATE: April 11, 2024

TO: Josh Hamlin
Director of Budget and Policy Analysis Division

THRU: Stanley A. Earley Director *SAE*
Office of Management and Budget

FROM: Euniesha R. Davis, Director
Office of Community Relations

RE: Second Round FY 2025 Proposed Budget Responses

1. As per [PG 419-01](#), OCR oversees the annual registration of all common ownership communities and management companies as shown here: <https://www.princegeorgescountymd.gov/departments-offices/community-relations/common-ownership-communities/community-registration>

- a. How many communities have registered in the past four years?

The community associations are registered through the companies that provide management services. There are 950 communities registered on the website.

- b. How many of the communities are returning versus new?

We rely on information entered by the companies that provide management services. There is no definitive process to determine which properties are new versus returning due to the constant transition between communities and management companies.

- c. What outreach is done to ensure all communities receive information about the annual registration requirement? What follow-up is done to ensure each common ownership community and management company complies? Can we obtain a list of those in compliance and not designated by the district?

The Office of Community Relations (OCR), Common Ownership Communities Unit (COC) sends multiple notifications to management companies annually by mail, email, and phone contact. Also, the COC Unit engages and informs the public through digital and printed marketing

Wayne K. Curry Administration Building, 1301 McCormick Drive, Largo, MD 20774
(301) 952-3300

www.princegeorgescountymd.gov



materials, monthly CCOC meetings, community board meetings, community events, HOA Townhalls, conferences, website and direct outreach to new communities and management companies.

OCR/COC receives daily reports of transaction activity and monitors the registry information on a weekly basis. The staff provides follow-up through email and phone contact to new communities and management companies.

Registered Management Companies

- **Abaris Realty**
- **Advanced Residential Management**
- **American Community Management**
- **Associa@ CMC Management**
- **Barkan Management**
- **Better Association**
- **Cardinal Management Group, Inc**
- **Caster Management**
- **Chambers Management Inc**
- **Chestnut Oak LP**
- **Cheverly West HOA**
- **Community Association Management Professionals**
- **Comsource**
- **Condominium Venture, Inc. (CVI)**
- **D. H. Bader Management, Inc.**
- **EJF Real Estate**
- **First Real Estate Management**
- **First Services Residential Mid-Atlantic**
- **Front Street Management**
- **Gates Hudson Management**
- **Greenbelt Homes, Inc.**
- **IKO Management**
- **KLR Real Estate**
- **Kingstree, LLC**
- **Legum & Norman**
- **Majerle Management**
- **Manageworks Community Solutions**
- **MEINC**
- **PMI Village Alliance**
- **Potomac Valley Management**

- **Professional Community Management**
- **Property Management People**
- **Quality 1 Property Management**
- **Quiza Nichols**
- **RGN Management Services**
- **River Gate Estates HOA Inc**
- **Rogal Management**
- **Sentry Management**
- **SFMC INC**
- **Shea Management Inc**
- **Summit Management Services, Inc.**
- **T&A Covenant Solutions**
- **The Nabo Group**
- **The Premier Group**
- **Tidewater Property Management Inc.**
- **Vista Management**
- **Wallace Management**
- **WP&M Management**

2. The Commission on Common Ownership (CCOC) ensures the proper establishment and operation of HOAs, condo assoc., and co-ops. How do they promote public awareness and help homeowners understand their rights?

The CCOC hosts meetings on the 4th Wednesday of each month. The meetings include subject matters experts who provide information on matters affecting common ownership communities. The CCOC also hosts panel discussions and other events to promote education, public awareness and association membership understanding of the rights and obligations of living in a common ownership community. OCR and the CCOC recently hosted an Awards Recognition and Stakeholder Reception recognizing the extraordinary efforts of community members and the stakeholders who serve them. The reception generated support from community members, government partners and management companies.

In 2023, the OCR/COC Unit staff attended over 100 community meetings promoting public awareness of the services provided by the COC Unit. The Staff also work directly with community members, boards, and management companies to address concerns and to provide an understanding of homeowner's rights and responsibilities.

a. As per their website, the Commission currently has a vacant position. How long has this position been vacant, and when will it be filled?

In February 2024, three new Commissioners were sworn in on the Commission on Common Ownership Communities. The website has been updated.

b. Their website has a link for residents to find meeting dates, times, locations, and agendas; the link is at the bottom of the final sentence. However, that link is currently broken.

The link has been updated.

c. Although the Commission meets monthly, based on the calendar, the meeting would be scheduled for March 27. However, there needs to be details about an upcoming meeting.

The meeting information has been posted.

3. Can information be shared on enrollment numbers and OCR's efforts to reach out regarding the EDvantage Online Training Program? What do these training sessions include?

There are 409 enrollments in the EDvantage Online Training Program. The training includes eight modules that covers subjects such as: board meetings, budgets, legislation, alternative dispute resolution and mediation. The staff promotes the training through its engagement activities.

4. M-NCPPC has a similar ask, that associations register themselves so that they may be notified about new development projects in their area, see here: <https://www.mncppc.org/DocumentCenter/View/1686/Register-Association-PDF>. Does OCR work with M-NCPPC to compare lists? If not, why not?

The Commission on Common Ownership Communities (CCOC) has an ex-officio representative from the M-NCPPC on the Commission. There are constant communications on how we can collaborate on obtaining community registrations, however, the systems that are used by both agencies are vastly different. For example, management companies are normally the registrants for our system and the M-NCPPC system registrants are new developments collected by zip code.

5. Does OCR educate the communities and companies they work with about the importance of registering themselves with M-NCPPC?

Currently, there are no activities to promote the registration of communities with M-NCPPC.