

My name is Margaret Jones. I am a resident and president of Mountainside Community Cooperative, a resident owned community located in Camden Maine. I also serve as the New England director for ROC Association, a nationwide association dedicated to the support of resident owned communities.

I support S.P. 867. No. 2149, in particular, Sec. 5. 10 MRSA §9093-B, sub-§5 Exempting Resident Owned Communities.

By our very structure we are self-regulating. As not-for-profit corporations, resident owned community lot fees are based solely on the cost of running our communities voted on by the full corporation membership.

The Board of Directors carefully review the financial the status of the community, including debt servicing, insurance, regular maintenance, licensing, administrative costs, and utilities. Support for emergency reserve funds and planning for capital improvements is included in the review. From that review a draft budget is drawn up based only on the actual cost to maintain the community.

The draft budget is then presented to the community for input. After careful review by the membership, it is put to a vote with each member household having one vote.

Upon approval, the lot fee is determined by dividing the final approved budget amount by the number of member households. All lot fees collected go directly to the support, maintenance, and improvement of the community.

This transparent and inclusive process concluding with a budget reviewed and voted on by the full membership, eliminates the need for any outside mediation.

Thank you for your consideration in this matter.
Margaret Jones