

# THE Tiehen Group INC.

Property Management • Leasing & Brokerage Services

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February 12, 2018

Representative Kristey Williams, Chair  
Local Government Committee  
Kansas House of Representatives  
Kansas State Capital  
300 SW 10<sup>th</sup> Street, Room 165-W  
Topeka, KS 66612

Re: House Bill 2629

Dear Representative Williams and Ladies and Gentlemen:

I am writing about this bill which is scheduled for hearing in your committee on Thursday, February 15, 2018. I own a property management firm that specializes in providing professional management services to homes associations and condominiums. We manage over thirty associations in the state of Kansas representing over 4,000 homes.

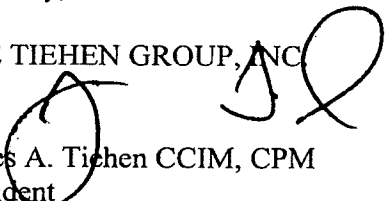
I have serious issues and reservations regarding this bill. The day to day management of the association is challenging as many homeowners do not follow their deed restrictions and then upset because of the enforcement policies. I am concerned that any Board or management action could be misconstrued to violate the Common Interest Owners Bill of Rights. If volunteer board members are going to be subject to investigation by the Attorney General's office for every decision they make, I am concerned no one will volunteer for these important jobs.

Therefore, I request you vote against this bill or at least ask a committee of interested stake holders including home owners, board members, and property managers to study the proposal and make a recommendation to you.

I appreciate your sincere consideration to this matter.

Sincerely,

THE TIEHEN GROUP, INC.

  
James A. Tiehen CCIM, CPM  
President

JAT/klc



CERTIFIED PROPERTY MANAGER



CERTIFIED COMMERCIAL INVESTMENT MEMBER