

Naperville Area Homeowners Confederation

P.O. Box 5245

Naperville, IL, 60567-5245

www.napervillehomeowners.org

March 1, 2008

Hon. Joe Dunn
State Representative
552 S. Washington #119
Naperville, IL 60540

Dear Representative Dunn:

I am writing on behalf of the Board of Directors of the Naperville Area Homeowners Association (NAHC). The NAHC, as you know, is an umbrella organization for well over 100 separate homeowners associations throughout the Naperville area. The collective membership of our homeowner associations includes a significant majority of the registered voters in the Naperville area. Among the NAHC's missions is to take an active role in promoting public policy and it is for this reason I am writing today.

It has come to our attention that an Illinois House Committee of which you are a member, the Judiciary I - Civil Law Committee, will soon be holding hearings on House Bill 5189. As we understand this proposed legislation, it will enable the leasing of up to 20% of the units within any community association regardless of whether the governing documents for the association authorizes or allows said leasing of units.

We understand, particularly in the current economy, that there may be very good intentions behind this proposed legislation. However, we feel that this proposal is an unwarranted intrusion into the authority and ability of associations to govern themselves. The rules and covenants of associations, which members agree to freely abide by when they enter into the community, provide safeguards that directly impact quality of life and may, in many cases, be one of the reasons why the community was joined. Usurping the self-governing authority of communities to set standards by and for their members through legislative fiat has the potential to establish very dangerous precedents and, as such, this measure should not be enacted into law.

Please feel free to contact me or any of the members of our Board should you have questions on our position on this proposed law.

Very truly yours,

(signed)

Charles F. Schlabach
President