

March 12, 2025

To: Chair Marsh, Vice-Chair Andersen, Vice-Chair Breese-Iverson, and members of the committee.

From: Beth Omansky, Ph.D., former Chair, Multnomah Village Townhouse Condominium Association

Re: Opposition to HB 3746

During the ninth year since the building of our 12-unit complex, one of our owners discovered water intrusion in her unit. I was Chair of our HOA at the time, so the responsibility of overseeing the entire process from discovery to resolution fell to me. We hired an expert to remove portions of our building envelope to assess the situation.

Upon removal of some siding around the complex, we learned the entire complex had water intrusion problems. This was caused by construction defects in how all the siding was installed, lack of appropriate flashing, among other defects.

Because the developers and subcontractors did not appear to be interested in solving the damage and doing appropriate repairs, we had no choice but to file suit against them. After many stressful months, we won the suit, resulting in nine months of living with reconstruction.

Nearly all of my life savings were put into purchasing my townhouse. While I am grateful for resolution of the problems, restoring me to being able to live in my “dream home” – the place I hope and intend to spend the rest of my life - those years of uncertainty, unimaginable stress and discomfort, I could not have kept my home if the law did not permit us to have remedies up to 10 years before discovery.

Most of our owners could not possibly have endured a special assessment as large as we would have had to pay. I would have had to just lose my home, and my worst fears of becoming homeless might have been realized.

As a disabled elder living on a fixed income, I implore you to reject

Thank you for your time.

Submitted by Beth Omansky, Ph.D.

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