

Good afternoon Chair Marsh, Vice-Chair Andersen, Vice-Chair Breese-Iverson, and members of the committee. My name is Jennifer Stanfield. I was the board president for Springville Townhomes located in Portland Oregon. Due to construction defects, we had to sue our developer, Dr. Horton. I'm here to testify in opposition to HB 3746.

1. Our townhomes were entry-level starter homes: the majority of our owners were either first time buyers, single parents, or retirees. Many of my fellow owners had to stretch in order to afford their mortgage and the monthly HOA dues. In fact, simply trying to raising the money we needed to hire attorneys, tore our subdivision apart as many owners did not have any "extra" money.
2. We had professional management who arranged for regular maintenance of our buildings and periodic inspections (reserve studies), but we didn't discover that the developer and their contractors improperly installed the waterproofing materials behind our siding/windows, constructed the crickets improperly, buried siding underground, and didn't properly plan for water to flow away from the homes instead of towards them until 6-7 years after construction had been completed. The defects were discovered primarily due to leaks or damage in the interior of the homes.
3. We gave our developer every opportunity to correct the defects and fix the damage, but they refused, which forced the Association to file suit. After many months of litigation, we settled the case and used the money to pay for the necessary repairs.
4. The cost to repair the construction defects and the resultant damage was around ~\$1.7M, which works out to ~\$24K per home. If our suit had been barred by a 6 year statute of repose, we would have had to levy a \$24K special assessment on each home owner to pay for the repairs. This would have wiped out everyone's equity and would have driven some owners into foreclosure.

Very Truly Yours,

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