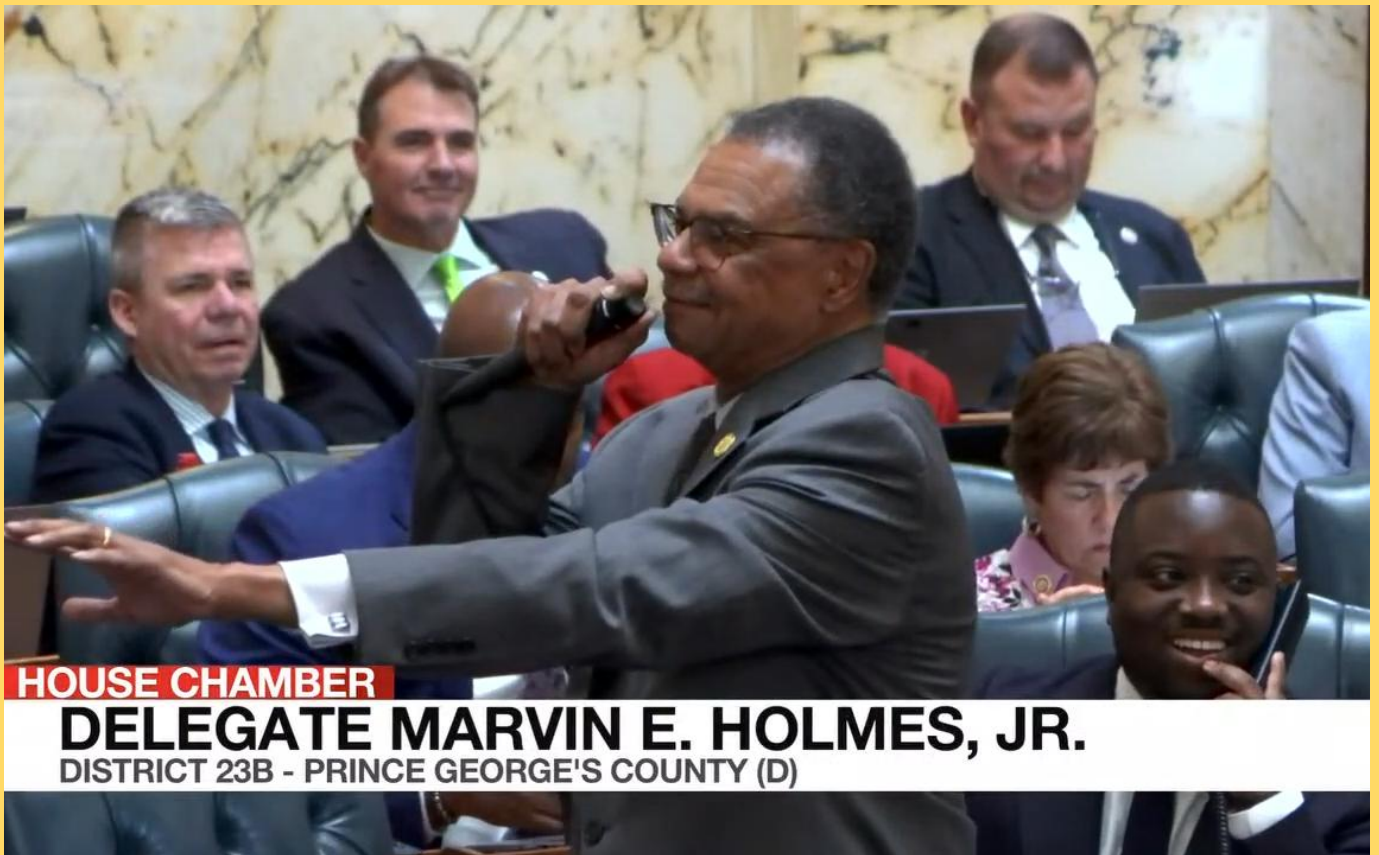




Holmes at the Helm

Monthly Digest

MGA 2025 March Madness!



More than federal, county, or municipal levels, the state legislature has more authority over your everyday life than any other level of governance. As your legislator, it is my responsibility to represent your concerns and to keep you not only informed, but engaged. I am proud to present to you our March newsletter as a behind-the-scenes peek into the bustling activity and hard work that has gone into the longest month of session as we race the last lap to the finish line.

Please stay involved and connected to my office. I am counting on you to be the rudder of the District 23rd ship. This is a working vessel, and we need all hands-on deck!

Yours in Service, Delegate Marvin E. Holmes, Jr.

THIS MONTH'S TOP STORIES



Legislative Updates

You have called, emailed, and sent letters with your housing and community concerns and I listened! Here are the highlights and progress of the bills I have sponsored on your behalf:

* The following legislation has ***PASSED IN THE HOUSE, 1ST READING IN THE SENATE*** *:

- **Funding of Reserve Accounts and Preparation of Funding ([HB 292/SB 63](#)):** This bill insists that community associations carry out a Reserve Study to determine the necessary funds for future significant repairs and replacements of shared facilities. They are then to create and finance reserve accounts up to the suggested level on a deadline. This measure aims to safeguard and **enhance property value, while protecting residents** from unexpected costs and excessive special assessments.
- **Condominiums and Homeowners Associations - Governing Bodies and Annual Meetings ([HB 295](#)):** This legislation ensures that unit owners or lot owners have an opportunity to comment during certain meetings convened by the board of directors, the developer, or the declarant of a condominium or a homeowners association



and requires the developer of a condominium to appoint a unit owner, not otherwise affiliated with the developer, to the board within 30 days after the date on which units representing 25% of the votes have been conveyed by the developer to members of the public for residential purposes.

Senate Hearing (Judicial Proceedings - Rm.2): 3/26/2025 - 1:00 PM

- **Common Ownership Community Manager Training & Licensing ([HB 303](#)):** This bill creates the State Board of Common Ownership Community Managers in the Maryland Department of Labor to oversee the licensing of community managers who provide management services for common ownership communities. The bill requires common ownership communities to register with the Board, imposes duties on contracting parties regarding fidelity bonds or theft insurance, and sets requirements for management service contracts. The bill also establishes the State Board of Common Ownership Community Managers Fund to cover the Board's costs, and subjects the Board's activities to the Maryland Program Evaluation Act and ***seeks to reduce the numerous cases of fraud and theft of community managers across the state of Maryland.***
Senate Hearing (Judicial Proceedings - Rm.2): 3/27/2025 - 1:00 PM
- **Property and Land Recordation ([HB 347/SB 150](#)):** This bill seeks to modernize the recording process for property deeds by ensuring that all necessary documentation is in place before a deed can be recorded, thereby reducing errors and disputes over property ownership. By working with the MD Circuit Clerk's Association, the legislation **addresses long-standing inefficiencies that have frustrated both homeowners and local government officials and will ultimately enhance transparency and accessibility.**
- **Registration Fees for Community Association Administrative Hearings ([HB 360](#)):** Requires the Prince George's County Office of Community Relations to **provide revenue from annual community association management registration fees to fund an administrative hearing process** for disputes between community associations and owners conducted through Prince George's County.
- **Display Period for Signs During a Common Ownership Community Election: ([HB 363/SB 817](#)):** Altering, if there is early voting for an election, the time period during which a common ownership community may restrict the display of candidate or proposition signs.
- **Property Insurance Deductibles for Condo Unit Owners ([HB 449/SB 446](#)):** This legislation **increases, from \$10,000 to \$25,000, the maximum amount of the council of unit owners' property insurance deductible for which an owner is responsible if the cause of damage to or destruction of any portion of the condominium originates from the owner's unit;** and providing that a contract for the resale of a condominium unit by a unit owner other than the developer is not enforceable unless it contains a written notice of the unit owner's responsibility for the amount of the deductible where damage or originates from the unit.
- **Land Bank Authorities ([HB 1128](#)):** This bill expands the powers and authority of land bank authorities in Maryland, allowing them to create special funds to leverage private investment, make loans or grants, and enter into partnerships to accomplish their



objectives. The legislation enables land bank authorities, with county or municipal authorization, to foreclose on certain properties through an in rem foreclosure action, which is a legal procedure to transfer ownership of vacant or unsafe properties that have delinquent taxes. Specifically, the properties eligible for this process must be vacant lots or improved properties cited as unsafe or unfit for habitation, with total unpaid tax liens exceeding the property's value. The ***new provisions aim to help local governments more effectively manage and rehabilitate abandoned or neglected properties.***

- **Mandatory Condominium Insurance ([HB 1541](#)):** The bill mandates that unit owners maintain specific insurance policies that include comprehensive coverage provisions, addressing potential gaps in protection that could arise in the event of property damage or liability claims. Policies must provide loss of use coverage for at least 12 months, personal liability coverage of at least \$500,000, and loss assessment coverage of at least \$25,000. Furthermore, it establishes a minimum dwelling coverage amount, ensuring that unit owners can adequately insure alterations and upgrades made to their units. Experts suggest HB 1541 could lead to a ***more secure living environment for condominium residents, reducing the risk of financial loss due to unforeseen events.***

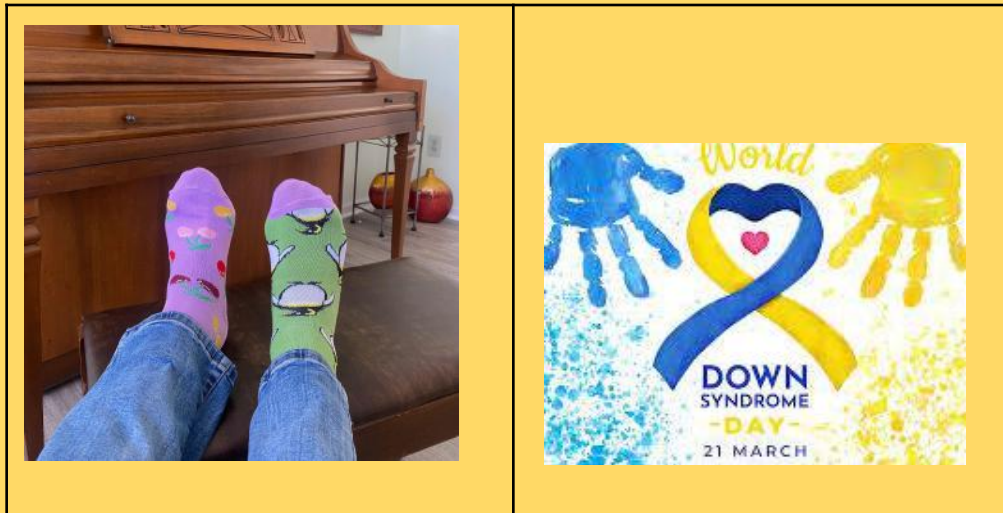
Senate Hearing (Judicial Proceedings - Rm.2): 3/27/2025 - 1:00 PM

STAY INFORMED - MGA WEBSITE

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Holmes Around Town



I was thrilled to **Stand Up and Rock My Socks in Support of World Down Syndrome Day (WDSD)** on 3/21! Why 3/21? The 21st day of the 3rd month was chosen as the global awareness day for WDSD to symbolize the uniqueness of the triplication (trisomy) of the 21st chromosome that causes Down syndrome. Let's #EndTheStereotypes and celebrate a world where no matter our differences, we ALL have something unique to contribute!

[READ MORE ABOUT WDSD](#)

As a State Legislator for over 20 years, I have met individuals across the aisle that have enriched my tenure with their viewpoints and life experiences that equate to healthy debates and great problem-solving! I am honored to sit alongside my colleagues as a member of the Maryland



Legislative Black Caucus, Veterans Caucus (pictured above), Latino Caucus, House Democratic Caucus, as well as the Fire & EMS Coalition!



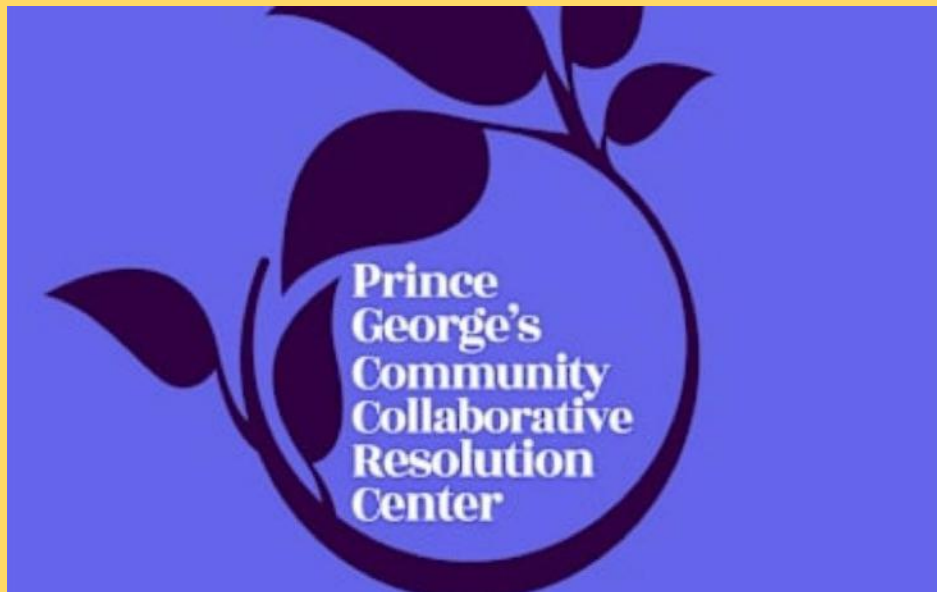
District 23 Night In Annapolis!



The 23rd District's Legislative Evening in Annapolis was a HUGE success, only because YOU were there! We had delicious food courtesy of Selby's Food & Event Services, soulful melodies provided by our very own Bowie State University Jazz Ensemble, and amazing giveaways from our local small businesses, [Ruby's Southern Comfort Kitchen](#), [Black Cow Restaurant](#), [Arthur Wheeler Spirits Company](#), [The Dessert Junkie](#), and [FSC First Business Solutions](#)! Our D23 team is appreciative of their generosity, ingenuity, and spirit of community that makes Prince George's County incredibly unique and special. Our small, minority businesses are the heartbeat of District 23 and we shall continue to support them in every way! I was also thrilled to see fellow legislators and staff across other districts, members of the Prince George's County Council (former & present), and Bowie State President, Aminta Breaux, engage warmly with our constituents throughout the night. Our invitation for you to join us in Annapolis, was just our way of saying that you, as an educated population of District 23, are vital for all of us to understand and be equipped to anticipate your current and future needs.

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Holmes Stands Behind



Our Community's Access to FREE Mediation Services!

As a division of Community Mediation Maryland, [Prince George's Community Collaborative Resolution Center](#) ensures that Prince George's County residents have free access to high quality mediation services. PGCCRC seeks to make mediation services a



first resort for residents in conflict and those simply seeking a safe place to have hard conversations.

Types of Disputes Range From

COMMUNITY	Neighborhood (noise, animals, property, etc.) & Neighborhood Association disputes (HOA/Condo Boards)
FAMILY	Couples, Parent/Teen, Custody, Elder Care
BUSINESS	Business/Consumer, Supervisor/Employee, Small Claims
SCHOOL	IEP Support, Student/Student, Parent/Administration
HOUSING	Landlord/Tenant, Roommate/Housemate
YOUTH POLICE DIALOGUE	Relationship building through dialogue circles

[Mediation Request Form](#)


“Never doubt that a small group of thoughtful, committed, citizens can change the world. Indeed, it is the only thing that ever has.”

Margaret Mead



2025 District 23 Legislative Scholarship Award

MARYLAND STATE DELEGATE MARVIN E. HOLMES, JR.




LEGISLATIVE SCHOLARSHIP

NOW OPEN

ATTENTION STUDENTS!
APPLICATION SUBMISSIONS FOR MY
2025 DELEGATE SCHOLARSHIP
ARE NOW OPEN !
Eligibility Requirements:

- ✓ MUST RESIDE IN DISTRICT 23
- ✓ FAFSA COMPLETED
- ✓ ENROLLED IN A COLLEGE, UNIVERSITY, TRADE SCHOOL OR EQUIVALENT IN THE STATE OF MARYLAND



CONTACT US 

MARVIN.HOLMES@HOUSE.STATE.MD.US

Attention Families: Are you looking for financial assistance to support your Higher Education Goals?

“It’s the most wonderful time of the year!!” As your local legislator for District 23, I am ecstatic to extend an opportunity to receive scholarship funding from our office! Please click on the link below to submit your application before the **April 26th Deadline!**

[2025 District 23 Legislative Scholarship](#)

Additional Scholarship/Internship Resources

The Congressional Black Caucus is looking for Aspiring Leaders!

HURRY, DO NOT WAIT!! Summer Internships and Scholarship Application Deadlines are approaching soon!



[READ MORE ON THE CBCF WEBSITE](#)



Andrews Federal Credit Union is committed to investing in our youth. Through initiatives like our scholarship program, we provide students in the communities we serve with greater access to college funding. Additionally, we take pride in empowering young minds through financial literacy programs that prepare them for a successful future.

We're excited to bring our real-world financial literacy seminars to a library near you! Keep an eye out for upcoming sessions led by our Business Relations Manager, Terry Grant, and Business Relations Officer, Kimberly Eubanks.

Our commitment to the community goes even further. Our dedicated Community Engagement Team, led by Director Rosalind Bishop and Community Engagement Manager Dayonna Welch, drives key initiatives that make a lasting impact.



[Apply for the AFCU Scholarship Now - Deadline March 31st!](#)





30+ SCHOLARSHIPS AVAILABLE

APPLY NOW 



tmcf.org




“ These [TMCF] scholarships have allowed me to pursue my goals without financial stress, ensuring I can focus on academic success and leadership opportunities.

MELIAH BELL
HOWARD UNIVERSITY

Research indicates that underrepresented minority and low-income students face a disproportionately higher burden of unmet financial need, which can negatively affect their retention in the first two years of college. Student debt can compound financial stress from unmet needs for food, housing and other essential items, impacting mental health and becoming a significant barrier to accessing and completing higher education.

To address this, the Thurgood Marshall College Fund (TMCF) and their partners are offering over 30 scholarships for the 2025-26 academic year, with deadlines quickly approaching. These need- and merit-based scholarships, ranging up to \$20,000, support students across various programs and majors, requiring HBCU enrollment, demonstrated financial need, and a specific GPA. With most deadlines set for April 25 at 11:59 p.m. ET, students are encouraged to apply immediately.

Beyond scholarships, TMCF provides comprehensive support through leadership development, talent sourcing, internships, and mentoring, ensuring student success through educational excellence.

[Thurgood Marshall College Fund - Deadline April 25th!](https://tmcf.org)



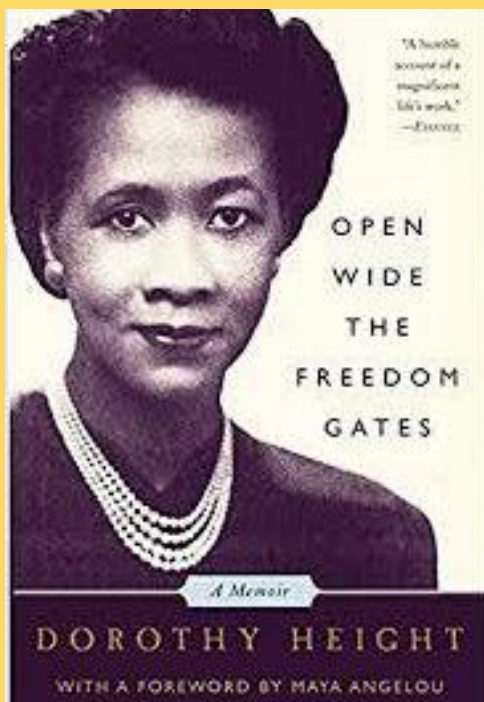
Holmes Salutes Our Helpful Hands



Heartfelt thanks to our Maryland Capitol Police!

Morning and night, I appreciate your vigilance and outstanding service to the great citizens of Maryland and the 1+million visitors a year! ***Your kindness and brave hearts do not go unnoticed!***

Holmes Heroes: Spotlight on Women's History Month



Dorothy Heights

A force for justice, Dorothy Height spent over 40 years fighting for racial and gender equality. As president of the National Council of Negro Women, she advised U.S. presidents.

When Dorothy Height showed up at Barnard College in 1929 with her admission letter in hand, she was told by a college dean that they had already reached their quota of "two Negro students per year." Height, who had just graduated with honors from an integrated high school in Rankin, Pennsylvania, says that she was crushed, recalling, "I couldn't eat, I couldn't sleep for days." Unwilling to defer her dreams, she visited New York University with her Barnard acceptance letter, and they admitted her on the spot. This determination would drive Height through the following decades as she became, as President Obama observed, "the only woman at the highest level of the Civil Rights Movement — witnessing every march and milestone along the way."



Holmes Ahead

Events on the Horizon for April!



Saturday, April 5th

Celebrate Earth Month by Showing Love to Our Community!

Bowie has been hosting the Stream & Community Cleanup for 17 years! This kick off event is an opportunity for residents and volunteers to get neighborly before they disperse to 5 Cleanup sites. SSL hours are available for Middle & High Schoolers!

Time: 9 AM

**Location: 15500 Annapolis Rd
Bowie, MD 20715**



FREE REGISTRATION HERE!

Wednesday, April 9th

Discover Your Potential at Maryland Career Quest!

CareerQuest '25 is Maryland's first and largest career expo, connecting high school students, adult learners, and veterans with over 20 leading career schools ([featuring Lincoln Tech](#)), community colleges, and employers across various industries, offering career planning and financial aid workshops

Time: 10 AM - 1 PM

Location: Maryland Live! Hotel

**7002 Arundel Mills Circle
Hanover, MD 21076**

**PRINCE GEORGE'S COUNTY REALTIST®
NAREB
BUILDING BLACK WEALTH TOUR™**

**National
BUILDING
WEALTH DAY**
IN PRINCE GEORGE'S COUNTY
APRIL 12, 2025
9:00 A.M. - 2:00 P.M.

The NAREB State of Housing in Black America report shows there are over 2 MILLION MORTGAGE READY Black Americans.

The Prince George's County Realist are dedicated to reaching over 1,000 residents through this tour, offering education and guidance on building wealth through real estate. Our mission is to equip the community with the tools and knowledge needed to strengthen, grow, and preserve the resources we have — and those we aspire to achieve."

**A DAY OF EMPOWERMENT
WORKSHOPS | CONNECTIONS | RESOURCES**

REGISTER for the COMMUNITY DAY
in Prince George's County at www.PGRealist.com

WELLS FARGO | usbank | citibank | FitzGerald Financial Group
A Division of Truist Bank Mortgage

FREE REGISTRATION HERE!

Saturday, April 12th

Fulfill Your Dream of Owning A Home!

The NAREB State of Housing in America report shows there are over 2 MILLION MORTGAGE READY Black Americans. Come out and engage with a full day of workshops, resources, and connections that will empower you to a dream realized!

Time: 9 AM - 2 PM

Location: Ebenezer A.M.E. Church

**7707 Allentown Road
Fort Washington, MD 20744**



FAIR HOUSING IN THE STATE OF MARYLAND
 Maryland Commission on Civil Rights
 www.mccr.maryland.gov

Webinar Series

April 2, 2025
 Wednesday 12:00pm-1:30pm
Redlining in Real Estate
 This event will address the unique challenges that persist due to the lasting effects of redlining practices on historically marginalized communities.
 bit.ly/RedliningFairHousing

April 9, 2025
 Wednesday 12:00pm-1:30pm
Addressing Appraisal Bias: The Roles of Law Makers, Industry and Homeowners
 This event will address the unique challenges faced by marginalized communities in the appraisal process.
 bit.ly/FairAppraisals

April 16, 2025
 Wednesday 12:00pm-1:30pm
Enforcement
 This event will address the unique challenges faced when individuals experience housing discrimination.
 bit.ly/FairHousingEnforcement

April 23, 2025
 Wednesday 12:00pm-1:30pm
Source of Income
 This event will address the unique challenges faced by individuals and families whose income sources are often overlooked or undervalued in the housing market.
 bit.ly/SourceOfIncome

Wednesday, April 2nd - 23rd

In celebration of Fair Housing Month, The Maryland Commission on Civil Rights will host a four week Fair Housing Webinar Series!!

4/02 - [Redlining in Real Estate Registration](#)

4/09 - [Racial Bias in Appraisals Registration](#)

4/16 - [Enforcement Registration](#)

4/20 - [Source of Income Registration](#)

Saturday, April 12th &
 Sunday April 27th

Community Governance Fundamentals Board Member Training (Free)!

The Montgomery County Commission on Common Ownership Communities (CCOC) offers a free online, instructor-led training program twice a month. Whether you are a board member, resident, or an individual who would like to learn more about CCOC operations, this is a great resource available for **ALL Marylanders!**



338,000
 U.S. community associations

2,350,000
 Community association board and committee members

80,000,000
 Hours of service performed annually by association board and committee members

\$1.76 billion
 Estimated value of time provided by homeowner board and committee members based on the Bureau of Labor Statistics estimate of \$22.55 per hour for volunteer time

[LEARN MORE HERE!](#)