

Testimony in support of:
Senate Bill 802: Community Associations Data Transparency Act
For Pennsylvania's Condos and Community Associations

Submitted By:
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Honorable Members of the Pennsylvania State Senate:

My name is Amy Janiszewski and I am a Sr. Managing Partner of Preferred Management Associates, LLC, an Accredited Association Management Company in the Poconos of Pennsylvania. I've been professionally managing communities since 1985. Many of the planned communities in Northeastern PA were built in the 1970's and 80's and remain ungated and self-managed.

I am the manager of the Hamlet Community in Canadensis, PA, and I was involved in the turmoil that encompassed this community during the Eric Frein search in 2014 (an incident involving an active shooter which captured national news when he shot and killed one Trooper of the PA State Police and wounded another. The manhunt for him eventually led searchers into the private community of The Hamlet Property Owners Association). Everything that happened within the Hamlet during the first few days of the search, happened by chance. It was my understanding that the officers were trying to gain information about the Hamlet and surrounding communities when one astute officer (not from the local forces) finally decided to ask an owner for information. They immediately provided him with my contact information, which finally put me in touch with those in charge of the search. Having asked for an on-site contact point, I was provided with Officer Drum's information and he was my invaluable contact throughout the remaining time.

Prior to my contact with Officer Drum the owners within the Hamlet had no information (other than media sources) on what was happening in the community. Some were unable to get home from work and some were unable to leave their homes. There were owners without medication, pets left unattended and in one case, even an elderly bed-ridden woman home alone for hours while the troops and helicopters circled her home. The Hamlet was lucky to have the email and phone chain system that we used throughout this event in order to pass along very important information (such as when the roads were reopened for entry, checking on a neighbor or on a neighbor's pet, etc.).

Trooper Navitsy (one officer in charge from command center) asked me for help in locating contact information for surrounding communities. By reaching out to folks inside of the Hamlet Community as well as professional associates (outside managers and attorneys) I was able to pass along as much contact information as I could find. There were many small planned communities in this area that were self-managed and unfortunately I was not able to identify or locate information for them.

Thankfully the end result in this chapter was passable. I do know that it prompted the Hamlet Community to look further towards emergency planning within the confines of the community. Everyone within the Pike and Monroe County areas that experienced the long days of this search, I'm sure, would desire better communication should an emergency or disaster occur in their area in the future.

I have reviewed Senate Bill 802 as introduced on July 15, 2019, and as a professional Community Association Manager I fully support the need for collection of basic identifying information for condominiums and planned communities. I feel that it is very important that local and state authorities gather and retain the location and name of community associations along with the number of homes and homeowners within them. This will enable municipalities and law enforcement to locate leadership and contact information so that they can be readily available in emergency situations which may involve a community association. This information would facilitate the communication of vital information and services to owners with the community association.

Thank you for considering the passage of Senate Bill 802 and for allowing me to represent Pennsylvania Planned Communities on November 20th.