

From: Angela Austin [johnnie55@verizon.net]
Sent: Wednesday, September 22, 2010 2:08 PM
To: !FHFA REG-COMMENTS
Cc: government@caionline.org; Susanne@elitemgtservices.com
Subject: Guidance on Private Transfer Fee Covenants #2010-N-11

I am writing in reference to the above issue concerning transfer fee covenants.

As the president of the board of directors at McKenzie Place Condominium Association located in Pittsburgh, Pennsylvania, I wish to inform you that this type of restriction would hinder the growth of our reserve fund and make it more difficult to comply with the reserve account requirements that are now part of FHA approval. Our properties have been selling very well even in this bad economy and we have included a 3 month assessment fee to be used as a capitalization fee which is deposited in our reserve account.

As an older community (>25 years) we have many infrastructure items that need addressed and more up keep than a younger community. The capitalization fee helps defer increasing condo fees. The age of our community means we have mature landscaping which is appealing and we have an excellent location very close to town and also to the airport. Therefore, we have had little trouble selling our units even during this economy. Taking away the capitalization fee would be harmful to our community and not allowing it would be devastating to our sales.

Angela Austin, President McKenzie Place Board of Directors.