

March 15, 2026

Linda Krikorian
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Aurora CO 80016

To: House Transportation, Housing and Local Government Committee
Re: HB 1316 Private Membership Club Covenants

Dear Members,

I am a resident and member of Blackstone and Black Bear Country Clubs and oppose HB 1316. I have been a resident of Blackstone for nearly 9 years ***and chose to live in Blackstone due to the requirements of membership for residents***. It is important to me and my family to have a community invested in its own success. Requiring membership instills a sense of building relationships and pride in our neighborhood.

We opted not to live on a public golf course or in an equity golf course community, as there are great benefits to a privately owned club. I have been actively engaged in the club since moving to Blackstone, including serving on several committees, using the golf, tennis, gym and pool amenities, dining in the clubhouse and serving on the Board of Advisors.

While I understand that the intent of this bill may be to increase transparency or reduce burdens on certain homeowners, it ultimately undermines long-standing private contractual arrangements, threatens the financial stability of membership-based amenities, and interferes with community autonomy.

1. The bill disrupts valid private contracts and established community expectations

Many residential communities with private clubs—such as golf, tennis, or social clubs—were intentionally designed around these amenities. Mandatory membership or fee structures are not hidden requirements; they are disclosed to prospective buyers before purchase. Homebuyers *choose* these communities precisely because of the lifestyle and amenities they offer.

Invalidating new covenants after January 1, 2027, removes the ability for developers and communities to create financially viable, amenity-based neighborhoods. This directly interferes with private freedom of contract and may reduce property values in communities where club facilities rely on predictable membership revenue.

2. The disclosure requirements impose burdens that are unnecessary and inappropriate for private clubs

The bill requires private clubs to publicly post extensive financial and operating data and send it to all property owners annually, without cost. These clubs are private entities—not

HOAs, not government bodies—and should not be subjected to reporting requirements more stringent than many nonprofit organizations or private businesses. Requiring clubs to bear the administrative and financial burden of producing and distributing this information will raise operating costs, making membership less affordable and jeopardizing long-term sustainability.

3. The penalties for noncompliance are severe and invite litigation

Allowing homeowners to withhold dues or fees—and even pursue civil claims for damages—creates a highly adversarial environment. A single administrative delay or minor reporting error could jeopardize the revenue stream necessary to maintain amenities that are central to the community's character.

This is not a balanced approach; it disproportionately harms clubs that already operate on thin margins and could result in closures, which would negatively affect property values and neighborhood cohesion.

4. The legislation overreaches by dictating how private communities may organize themselves

Homebuyers already have freedom of choice. Those who do not wish to join a private club or pay associated fees can select from countless communities without these requirements. This bill interferes with the ability of both developers and homeowners to create and sustain the types of communities they want.

Communities should retain the right to define their own membership structures without state intervention—especially when participation requirements are fully disclosed in advance of purchase.

For these reasons, I respectfully urge you to oppose this legislation. It represents an overreach into private agreements, threatens the viability of membership-based amenities, and imposes burdens that could weaken the very communities it seeks to regulate.

Thank you for your consideration and for your continued service to our state. I would welcome the opportunity to discuss this issue further.

Sincerely,

Linda J Krikorian