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STATEMENT OF:

**MICHAEL HIRSCHORN
DIRECTOR,
CANYON WILLOW
HOMEOWNERS ASSOCIATION**

ASSEMBLY JUDICIARY COMMITTEE
APRIL 8, 2003

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ASSEMBLY JUDICIARY

DATE: 4/8/03 ROOM: 3138 EXHIBIT M

SUBMITTED BY: M. HIRSCHORN

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ASSEMBLY JUDICIARY COMMITTEE

April 8, 2003

Statement of Michael Hirschorn

My name is Michael Hirschorn and I'm here to testify on behalf of Board of Directors and the homeowners that live in the Canyon Willow Homeowners Association. Our community is made up of 720 condominium homes.

We are presently involved in a lawsuit because of numerous construction defects in our community and homes. Although we followed the rules and gave the builder an opportunity to fix the problems in our community, the builder refused and turned the matter over to its insurance company. Before we filed suit, the insurance carrier offered us \$750,000.00, even though the experts hired by the insurance companies are saying that **it will cost at least \$8,821,261.86 to repair all of the construction defects and Code violations** the builder caused. The insurance companies have now sued more than 25 subcontractors.

Making matters worse, the roof, window and plumbing leaks are so bad in the community that **our Association has spent almost one million dollars tearing out drywall, carpet and fixtures to clean up toxic mold in more than 110 homes in the community.** This has caused terrible grief for many of our families and we had to borrow the money because we didn't have it.

Our Association recently became a member of Safe Homes Nevada. On behalf of the 720 families that live in Canyon Willow, we urge you to adopt laws that help homeowners, not hurt them.

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