



PRESS RELEASE

Attorney General Frosh Charges Property Management Company for Misusing Homeowner and Condo Fees *Charges Allege Evergreen Management, LLC and Its Owner Violated Maryland Consumer Protection Act*

BALTIMORE, MD (May 1, 2019) – Maryland Attorney General Brian E. Frosh announced today that his Consumer Protection Division has filed charges against Evergreen Management, LLC (Evergreen) for misappropriating consumers’ fees paid to their homeowner associations and condominium associations. Jason Barry Oseroff, the owner of Evergreen, was also charged.

Evergreen offered property management services to homeowners associations (HOAs) and condominium associations, including recordkeeping and providing financial reports; hiring and paying contractors for landscaping, utilities, and insurance; preparing tax returns; depositing monies; and, providing other services to benefit the HOAs and condominiums.

According to the [Statement of Charges](#), the owners of Evergreen, Oseroff and his late father Ivan Oseroff, used bank accounts belonging to the HOAs and condominium associations to make substantial payments for their own benefit instead of providing the services for which they were hired. The Division alleges that Evergreen and its owners misappropriated at least \$2,475,000 in funds belonging to HOAs and condominium associations.

The Division alleges that when the Oseroffs’ misappropriation caused shortfalls in HOA or condominium association funds, and these associations were unable to pay their bills, the Oseroffs improperly transferred funds from accounts belonging to other HOAs or condominium associations in order to cover the shortfall. The Oseroffs hid this illegal activity from the HOAs and condominium associations by failing to provide bank records and invoices, even when repeatedly requested by the homeowners, and creating false balance, expense, and income reports.

“Evergreen and its owner are charged with serious violations of consumer protections laws,” said Attorney General Frosh. “This company allegedly stole money, paid in good faith by home and condo owners to cover property services, and used it for their own personal benefit.”

The Division is seeking an injunction, as well as the payment of restitution, penalties, and costs for the alleged violations of Maryland’s Consumer Protection Act, the Maryland Condominium Act, and the Maryland Homeowners Association Act.

For more information, consumers may call the Consumer Protection hotline at (410) 528-8662 or toll free at (888) 743-0023.