



**METROPOLIS**  
4307 Gallatin Street  
Hyattsville, MD 20781

## MEMORANDUM

TO: ALL OWNERS, ROCKLAND RUN CONDOMINIUM  
FROM: METROPOLIS CONDOMINIUM MANAGEMENT INC.  
RE: CALL FOR CANDIDATES/2025 BUDGET



Dear Owners,

We are happy to announce two (2) upcoming meetings! The first will be the 2024 budget meeting, held on November 20 at 7:00 PM to approve the included budget with an 15% increase:

<https://us06web.zoom.us/j/2603755486?pwd=FFkxspOOqdwMu7uWb7sB79YimjMFrN.1>  
Zoom Meeting ID: 260 375 5486  
Passcode: 308480

The second is the **Annual Meeting**, which will be held on December 9 at 7:00 PM:

<https://us06web.zoom.us/j/2603755486?pwd=FFkxspOOqdwMu7uWb7sB79YimjMFrN.1>  
Zoom Meeting ID: 260 375 5486  
Passcode: 308480

The Board of Directors of Rockland Run Condominium is made up of five (5) individuals. The community seeks active, energetic, and committed community members to help run the Association. The community needs individuals who are able to attend meetings more than once a month to accommodate emergency meetings and hearings as they arise. Candidates should be willing to chair committees and sub-committees. They should be able to work with others, cooperate with the processes of association business according to the rules and regulations of the community, and steadfast in fulfilling their terms of duty. One (1) position open this year. **To serve on the Board of Directors, you must be a member of the Association, your account must be current and you must live on the property.**

If you are interested, please fill out and return the attached Call for Candidates form to be included on the 2024 elections ballot. If you wish to run for the Board, please ensure that your form is received by our office by November 15, 2024. Our fax number is: (301) 779-4824 or you may email them to Ben@Mymetropolis.net. If you do not fill out the Call for Candidates and wish to still run for the Board, you may announce your candidacy from the floor at the December 2024 Annual Meeting. The Board is aware that this will be the third year with a large increase, however the Board's fiscal duty must be to ensure that Rockland Run is financially solvent. This includes the recently approved Special Assessment.

- The 2022 and 2023 audits are in progress with a 3<sup>rd</sup> Party Auditor, and upon completion and approval, will be available for any homeowner to review.
- The Reserve Study has been completed and is being reviewed by the Board. Upon approval, it will be available by request and on Rockland Run's website.

While we thank each and every owner who does make their monthly payment on time, and wanted to provide a brief overview of the delinquency ratio over the past few years:

### **September 30, 2024**

Current total outstanding: \$224,295.35 [does not include pre-petition accounts]

- 61 Account with balances outstanding
  - 19 owe less than 1 month
  - 16 owe between 1 and 2 months
  - 6 owe between 3 and 6 months
  - 20 owe more than 6 months
  - 21 are in collections with the Attorney

### **October 31, 2023**

Current total outstanding: \$207,888.63 [does not include pre-petition accounts]

- 66 Account with balances outstanding
  - 26 owe less than 1 month
  - 14 owe between 1 and 2 months
  - 5 owe between 3 and 6 months
  - 21 owe more than 6 months
  - 19 are in collections with the Attorney

### **October 31, 2022**

Current total outstanding: \$155,753.71 [does not include pre-petition accounts]

- 45 Account with balances outstanding
  - 9 owe less than 1 month
  - 12 owe between 1 and 2 months
  - 4 owe between 3 and 6 months
  - 20 owe more than 6 months
  - 18 are in collections with the Attorney

Pre-petition accounts are those which have funds which are protected by bankruptcy, such as Chapter 7 or 13. These are not including as part of the active debt.

The Board takes into consideration the outstanding debts owed, and collection actions are being taken in order to recoup the outstanding funds due to the Association.

☒ RFA 131194 ☒



## CANDIDATE RESUME FORM

Please complete and return by November 15, 2024 to:  
Metropolis Condominium Management, Inc.  
4307 Gallatin Street  
Hyattsville, Maryland 20871  
Fax: (301) 779 4824  
Ben@Mymetropolis.net

I am interested in a position on the Board of Directors for Rockland Run Condominium:

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Biographical Sketch: \_\_\_\_\_

Statement of Qualifications: \_\_\_\_\_

Additional Information: \_\_\_\_\_