



METROPOLIS

4307 Gallatin Street

Hyattsville, MD 20781

October 4, 2024

MEMORANDUM

TO: ALL UNIT OWNERS, ROCKLAND RUN CONDOMINIUM
FROM: BOARD OF DIRECTORS/METROPOLIS CONDOMINIUM MANAGEMENT INC.
RE: APPROVED SPECIAL ASSESSMENT

Dear Owners:

We would like to thank the multitude of you who attended the Special Meeting regarding the Special Assessment on September 16, 2024. After discussion, the Board did move and approve the special assessment for **\$250,000** for Rockland Run Condominium. The Special Assessment is due **November 1, 2024** and will run for 12 months total (November 2024 through October 2025). To ensure the money is clearly tracked, a separate account is being opened just for those funds. A coupon book specific for the Special Assessment will be mailed to all owners. You may pay the Special Assessment in one lump sum, however, any outstanding fees per month will receive late fees. I.E. you can pay ahead, but if you are planning to pay it off at the end, you will have corresponding late fees as well. Just like with the normal monthly assessments, non-payment of these fees result in your account being turned over to legal counsel for collection actions.

These funds will specifically be used to pay off past due invoices and are not part of the regular Operating Budget. There will be an upcoming budget meeting to review the 2025 budget - there is a budget committee forming with the Chair being the Board Treasurer, Laura Hunter. If you are interested in joining the budget committee, please contact Metropolis via email - Ben@MyMetropolis.net. Please note that you must be an owner in good standing in order to be considered for the committee. There will be four (4) spots on this committee, and the Board is looking for owners who have a background in finance.

Additionally, there recently have been a multitude of postings and notices put up, and taken down, by homeowners in the community, including notices put under doors. While homeowners have a right to put up notices on the **bulletin boards**, notices are not allowed to be put under people's doors. There have also been attacks on character, which the Board does not approve of. Misinformation and the manipulation of facts only serve to tear Rockland Run apart, so we invite all owners to join the upcoming meetings. They will be held via Zoom, as is the platform that allows the most people to join as some owners do not live within the State and they also have the right to attend. If you need help navigating how to log into Zoom, please reach out and we are happy to help walk you through it - the same link is used for all meetings, and Zoom does provide phone service as well.

Regarding the recent notices that have been posted about a special meeting, per discussion with legal counsel, I wish to provide a bit of clarity on how it works:

Unit Owners do have a right to petition the Board to call a Special Meeting. However, if the petition meets the necessary requirements, it is the Condominium that holds the meeting. The Condominium will provide proxies/ballots to all owners, both onsite and offsite, with the normal directions that they be sent to Metropolis as the custodian of records. The Special Meeting is held by the Condominium, and we will follow the Maryland Condominium Act and governing documents – as we would for any other meeting.

Please be on the lookout for the new coupons in the upcoming weeks. As a reminder, here is the breakdown for the approved Special Assessment monthly payments:

| <u>Current Assessment Fee</u> | <u>Total Special Assessment</u> | <u>Additional Payment for 12 Months</u> |
|-------------------------------|---------------------------------|---|
| \$233.00 | \$754.21 | \$62.85 |
| \$239.00 | \$771.93 | \$64.33 |
| \$255.00 | \$825.07 | \$68.76 |
| \$310.00 | \$1,002.24 | \$83.52 |
| \$328.00 | \$1,060.45 | \$88.37 |
| \$332.00 | \$1,073.10 | \$89.43 |
| \$411.00 | \$1,326.19 | \$110.52 |
| \$420.00 | \$1,356.56 | \$113.05 |
| \$434.00 | \$1,402.12 | \$116.84 |

☒☎ Please refer to RFA #395356 on related inquiries. ☎☒