



Rockland Run Condominium

Newsletter December 2020

Vol. 1, Issue 3

Due to the COVID-19, the Board will not be holding open meetings.

From: Diana Evans, Board Secretary

I am writing this brief newsletter to help keep Unit Owners up to date on issues:

Security cameras have been installed on several buildings to cover the parking lot areas throughout the community; if you see suspicious activity call 911 or the Pikesville Police – 410-887-1279

The Annual Meeting and Election was postponed until February 2021. We only had on candidate running; hoping to see more unit owners interested in joining the Board. Projects are still being completed. The Budget for 2021 is included and the Yearly Progress Report (both attached).

Board Minutes may be found at: rocklandruncondos.com

Please continue to report common area problems and water leaks to Metropolis. 301-779-1800; community@wearemetropolis.com; they will notify the appropriate contractor. We continue to urge all residents to do social distancing to help keep our community safe and healthy.

Financial Report for October to December

Finances 2020	October	November	December
Expenses	99,356.16	52,795.27	109,741.33
Revenues	66,869.20	67,262.10	67,326.30
Net Income	-32,486.96	14,466.83	-5,656.22
Condo fees prepaid	58,567.23	55,579.69	53,094.04
Condo Fees Unpaid	325,029.83	332,685.88	341,330.33
Units Sold/Owe funds	97,697.10	118,461.70	118,461.70
Current Owners Unpaid	227,332.73	214,224.18	222,403.63
Reserve Accounts			
Check/Mny Mrk 4707	0	0	0
Business Value 8845	66,058.26	62,087.47	59,092.75
Business IDA 4715	0	0	0
Total Reserve	83,864.11	80,659.04	77,354.40

Report Common Element problems to: Community@MyMetropolis.com

Or call: 1-301-779-1800

Board Minutes may be found at: rocklandruncondos.com

Problem report form on web site under Contact Us

Don't forget to pick up after your pets - Thanks

Blue dumpsters are for recycling/Green dumpsters are for trash

245 ROCKLAND RUN 2021 APPROVED BUDGET		Rev. 12/7/20	
		2021 Budget	
	Revenues		
	304010.00 - Assessment Income	\$795,590	
	304095.00 - Insurance Claim Revenue	\$0	
	304030.00 - Interest Income	\$123	
	304020.00 - Late Fee Income	\$10,000	
	304060.00 - Miscellaneous Income	\$150	
	304050.00 - Reimbursed Legal Costs	\$1,000	
	Total Revenue	\$806,863	
	Expenses		
	Grounds		
	406113.00 - Grounds Maintenance	\$4,000	
	406110.00 - Landscaping Contract	\$34,000	Contract
	406130.00 - Snow Removal	\$10,000	Contract
	406140.00 - Tree Care	\$6,000	
	TOTAL Grounds	\$54,000	
	Pool		
	406498.00 - Pool Management	\$26,000	Contract
	406475.00 - Pool Repair & Maintenance	\$10,000	
	406483.00 - Pool Supplies & Equipment	\$1,000	
	406480.00 - Poolhouse Cleaning	\$1,000	
	TOTAL Pool	\$38,000	
	General & Administrative		
	406099.00 - Administrative Expense	\$15,000	
	406010.00 - Audit	\$1,900	Contract
	406490.00 - Bad Debts Expense	\$1,000	
	406050.00 - Bank Charges	\$2,000	
	406063.00 - Insurance Deductible	\$10,000	
	406060.00 - Insurance Premium	\$72,296	Contract
	406080.00 - Legal Services	\$7,500	Contract
	406045.00 - Meeting Room	\$0	Contract
	406070.00 - Postage, Copying, & Printing	\$3,500	
	406040.00 - Property Management	\$51,477	April increase
	406098.00 - Taxes & Licenses II	\$1,500	
	406087.00 - Website	\$390	
	TOTAL General & Administrative	\$166,563	
	Building Improvements		
	406445.00 - Bldg Maint. & Repairs	\$180,000	
	406429.00 - Building Supplies & Equip	\$3,000	
	407031.00 - Carpet Cleaning	\$2,500	Contract
	406443.00 - Electrical/Maint Supplies	\$3,000	
	406440.00 - Electrical Repairs - Projects	\$6,000	
	406460.00 - Fire Extinguisher	\$500	Contract
	407032.00 - Fire Repair	\$0	
	406444.00 - Gas Line Inspection - Rellek	\$10,000	Contract
	406411.00 - Janitorial Contract	\$29,000	Contract
	406415.00 - Lock Repairs	\$100	
	406447.00 - Pest Control Contract	\$6,500	Contract
	406406.00 - Plumbing - Repairs/Hot water heaters	\$43,500	
	406435.00 - Sprinkler/Fire Alarm	\$5,000	Contract
	TOTAL Building Improvements	\$289,100	

	Utility Expense		
	406123.00 - Bulk Trash Removal	\$1,000	
	406310.00 - Electric	\$60,000	
	406330.00 - Gas & Gas Delivery	\$60,000	Contract
	406190.00 - HVAC	\$1,000	Contract
	406055.00 - Telephone	\$3,000	
	406120.00 - Trash Removal Contract	\$27,200	Contract
	406320.00 - Water & Sewer	\$18,000	
	TOTAL Utility Expense	\$170,200	
	Reserves		
	407010.00 - Replacement Reserve	\$89,000	
	TOTAL Reserves	\$89,000	
	Total Expense	\$806,863	

BOARD OF DIRECTORS' PROGRESS REPORT

December 2020

Dear Rockland Run Unit Owners:

COVID 19 cannot keep us down. The Board of Directors has been holding Zoom meetings; many projects have been in the works and new projects are being considered. The Budget for 2021 has been reviewed and the Board has decided not to increase condominium fees for 2021. This will only be accomplished if expenses are kept under control. Contracts are being reviewed and the Reserve Study recommendations are being taken into consideration.

We have a problem with unpaid condominium fees that needs to be addressed. The COVID 19 virus has put legal action on hold; liens and foreclosures have been delayed and those owing over 90 days of condo fees need to **understand that those unit owners paying their condo fees are paying the bill for the electric, water and gas for all those living in our community.** It is only fair that all unit owners pay their fair share. We are also having a problem with pet owners not picking up after their pets. Please be considerate of your fellow unit owners; children run and play in the grass and this is a health concern. Condo fee status as of November 2020; our collection lawyer is actively reviewing unpaid accounts.

Prepaid Fees	Unpaid Fees	Units sold/owed fees	Late fees collected
\$55,579.69	\$214,224.18	\$118,461.70	

Projects completed or in progress:

Balcony repairs were made on several balconies; additional future repairs are being reviewed
(Carpeting on balconies is causing the wood to rot)

Cherry trees treated for disease

Damaged carpeting replaced as necessary

Dog stations – 2 additional stations were added: one near 1807 Snow Meadow Lane and another on the small hill of Snow Meadow Lane near Suntop Court.

Dumpster upgrade to increase capacity approved with phase in replacement for larger dumpsters

Fire extinguishers check by Baltimore County Fire Department – in compliance

Fire repairs completed at 9 Windblown Court

Gas supplier (Bollinger Energy Corp.) contract 8/1/2018 through 7/31/2021 due for renewal

Gas line inspection by Rellek – system found to be in compliance

Gutters cleaned three times (third cleaning after most leaves have fallen)

Hallways painted and touched up

Hot water heaters installed in 4 buildings: 7 Suntop; 1811 Snow Meadow; 1800 Snow Meadow; 11 Suntop

Landscape upgrades: some landscape upgrades have been made and additional are being reviewed and planned for the future

Numerous hot water heater repairs performed

Roof replacement of 1801/1803 Snow Meadow Lane

Security cameras installed/live –camera policy created and distributed

Siding repaired, louvre work and flue work performed on buildings

Swimming pool repaired and open with reduced hours for the summer season; extended hours after the official pool season ended to allow unit owners the opportunity enjoy sunbathing

Many thanks are given to the volunteers who made this possible; without our volunteers CDC requirements would not have been met and the pool would have remained closed. At this point, we can assume this will continue for the coming summer season.

Carl Simon and Laura Hunter donated many hours to give pool users access to the pool.