November 2, 2023

**M E M O R A N D U M**

TO: ALL OWNERS, ROCKLAND RUN CONDOMINIUM

FROM: METROPOLIS CONDOMINIUM MANAGEMENT INC.

RE: CALL FOR CANDIDATES/2024 BUDGET

Dear Owners,

We are happy to announce two (2) upcoming meetings! The first will be the 2024 budget meeting, held on November 30 at 7:00 PM to approve the included budget with an 8% increase:

**Please join the meeting from your computer, tablet or smartphone.**
<https://meet.goto.com/643917885>

**You can also dial in using your phone.**
United States: 571-317-3122
**Access Code:** 643 917 885

The second is the **Annual Meeting**, which will be held on December 14 at 7:00 PM:

**Please join my meeting from your computer, tablet or smartphone.**
<https://meet.goto.com/643416933>

**You can also dial in using your phone.**
United States: 224-501-3412

**Access Code:** 643 416 933

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 2023 elections ballot. If you wish to run for the Board, please ensure that your form is received by our office by November 20, 2023. 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 2023 Annual Meeting.

The Board is aware that this will be the second year with a large increase, however, with the increase of funds, here are changes the Board plan on making:

* Hiring of a new landscaping company (Brightview)
* Accommodation of the increase in insurance – the cost doubled from in 2023 due to claims and the industry raising their rates
* Raising the amount going to reserves due to several outstanding projects which include, which include roof replacements, repair of the solar hot water heater for 1805, and flu corrections

While we thank each and every owner who does make their monthly payment on time, and wanted to provide a brief overview of where the delinquency rate of the community now, and a year ago:

**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.

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**CANDIDATE RESUME FORM**

![MCj04413940000[1]]()

Please complete and return by November 20, 2023 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: