

# **The Council of Unit Owners of Rockland Run Condominiums, Inc.**

## **Board of Directors**

Aleyna Zhurauliova  
President

February 22, 2012

Dear Friends and Neighbors:

### **Important notice:**

To ensure the very best service for our community, we have cancelled our contract with American Equity Property Management by mutual consent. As of March 1, 2012, we will be represented by Victory Property Management. Our property manager will be Shannon Irizarry. Shannon can be reached at 443-249-0172 or email at [shannon@victorymgt.com](mailto:shannon@victorymgt.com). The after-hours emergency number is 410-288-7682. The company website is [www.victorymgt.com](http://www.victorymgt.com). This decision was not made lightly in consideration of the inconvenience it might cause unit owners. Please understand that it was made for the betterment of every area that we expect in a property management company ... maintenance response, financial accounting, and active involvement in our community. We are sure that we can all expect a marked improvement in every aspect of service.

You will receive information and coupon books from them directly.  
Through Feb. 29<sup>th</sup>, continue to contact American Equity Property Management for emergency and maintenance issues.

Now ... for some news.

Amy Fink has been appointed to the vacant Board of Directors position.

In case you haven't noticed, there is a lot going on in the community. **And**, we are just getting started. We are instituting a periodic newsletter to keep everyone better informed of our activities, current and future, and to enhance communication between the Board and our unit owners. We will use this newsletter to inform you of the discussions at the last Board meeting and to share the minutes from the previous meeting. We will include the status of the community's finances when available.

In addition, we will be sending out a request to all unit owners for an email address so that we can communicate important issues to as many owners as possible in the shortest amount of time and with the least expense. Watch for the form and help us help you.

We will try to enhance the community website so that it is as current as possible and as useful as it should be. The website is [www.rocklandruncondos.com](http://www.rocklandruncondos.com). Bookmark it and check it frequently.

The next scheduled Board meeting will be on March 8, 2012 and will be held at Moses Montefiore Anshe Emunah at 7 PM. All are welcome and urged to attend.

The minutes of the last meeting will not be approved until then, but some of the items discussed were as follows:

The community's current finances	Operating account	\$73067.74
	Reserve accounts	\$645000.00
	Delinquencies	\$108995.00

An auditor for our 2011 financial audit is being sought since our previous auditor is no longer available. The Board is seeking proposals.

Proposals have been requested but not yet received for all ground lighting in the community.

Proposals have been requested for work on five roofs that are in greatest need of attention.

The Board requested a monthly comprehensive written status report from the property manager in advance of meetings so that meetings will be more efficient.

The Board wishes to thank all unit owners with chimneys for their cooperation in allowing the mandated (by our insurer) cleaning to be completed.

Gutter cleaning was postponed and is now planned for early March.

The concrete work on our steps has been completed and has passed zoning inspection. Railings will be completed shortly.

The status of common plumbing lines was discussed. We have experienced a rash of leaking vertical pipes (association responsibility) and ways to make needed repairs without causing great inconvenience to unit owners was discussed. The difficulty of scheduling a repair that entails entry into multiple units causes delay and additional damage.

**NOTE: If a necessary repair entails access to your unit, you MUST allow entry to the Association.** This requirement is found in the Condominium Declaration; section 34.

In the area of emergency work, the Board seeks better response from the management company. The Board suggests a phone line with an actual human at the other end to take emergency calls.

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Please take a moment to consider that if we are all informed and involved, we can all share in the budding renaissance of Rockland Run. It will take the involvement of all of us in many, many ways.

Thank you for your kind attention and cooperation.