



Rockland Run Condominium

Newsletter

April May June 2021

Vol. 2, Issue 2

Due to the COVID-19, the Board has 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

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.

Blue dumpsters are for recycling/Green dumpsters are for trash

We have a problem with individual unit water leaks that are not common area leaks/mitigation to repair the damages caused by these leaks have proven to be expensive and overburden our budget. Unit owners pay for damages caused by water leak damages not common area related.

Action Items April May June

General expenses:

- Fence repair - \$2,900
- Roofing - \$12,105
- Cherry tree disease treatment - \$232
- Tree removal due to storm - \$4,500
- Carpet replacement - \$3,367
- Plumbing - \$5,230
- Plumbing/mitigation/restoration services - \$14,940
- Hallway railing sanitizing - \$685
- Pool preparation - \$13,037
- Lighting repairs/bulb replacements/supplies - \$2,706
- Bulk trash/cleanup outside – \$4,039

Expenses for – April May June 2021

Finances	April	May	June	2 nd Quarter
Revenues	67,335.30	67,671.90	67,364.02	202,371.22
Expenses	99,638.33	56,744.84	61,289.51	217,672.68
Net Income	-32,303.03	10,927.06	6,074.51	-15,301.46
Condo fee prepaid	93,351.32	90,391.94	45,125.24	
Condo fees owed	349,574.60	353,157.31	298,281.67	
Reserve Account				
Total Reserve	7,417.00	28,191.09	28,232.90	

Expenses per Category – April May June 2021

Expenses	April	May	June	2 nd Quarter
Grounds	6,425.00	2,882.00	464.00	9,771.00
Pool	4,759.99	4,255.00	4,639.00	13,653.99
General Administrative	11,206.00	11,099.00	21,201.00	43,506.00
Building Maintenance	54,800.00	17,461.00	16,925.00	89,186.00
Utilities	15,031.00	13,630.00	10,556.00	39,217.00
Reserve replacements	7,417.00	7,417.00	7,417.00	22,251.00
Total	99,638.00	56,744.00	61,288.00	217,670.00
Figures from Metropolis				