



# Rockland Run Condominium

Newsletter April May June 2022

Vol. 3, Issue 2

**Due to the COVID-19, the Board has not been 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

We have a problem with unpaid condominium fees that needs to be addressed. Those owing over 90 days of condo fees need to **understand that 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.

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.

**Board Minutes may be found at: [rocklandruncondos.com](http://rocklandruncondos.com)**

Please continue to report common area problems and water leaks to Metropolis. 301-779-1800; [community@wearemetropolis.com](mailto:community@wearemetropolis.com); they will notify the appropriate contractor.

**Blue dumpsters are for recycling/Green dumpsters are for trash**

## Action Items: April May June 2022

- Advance Welding - \$5,700
- BlueSky Solar Hot Water heater repairs - \$2,550
- Bravo Roofing - \$24,250
  
- Bulk trash/cleanup outside – \$4,650
- Carpenter - \$2,200
  
- Cherry Tree disease treatments - \$920
- Gutter cleaning - \$4,200
- Handicap sign removed on Windblown as it is no longer needed
  
- Hann & Hann Balcony work - \$5,925
  
- Janitorial service – \$10,365
- Lawn work - \$12,765
- Lighting repairs/bulb replacements/supplies - \$1,924
- Main water line work at 7 Windblown
  
- Plumbing - **\$9,127**
- Plumbing/mitigation/restoration services - **\$30,430**
- **Pool passes – new passes distributed for 2022 Pool Season\***
- Pool permits/rentals - \$1,631
- Snow - \$11,295
- Velasquez - Repairs - \$2,000
- Water overflow from pool damage to 13 Suntop
- **Financial information below:**

Revenue/Expenses for – April May June 2022

Finances	April	May	June	2 <sup>nd</sup> Quarter
Revenues	67,384.40	67,555.02	67,554.50	202,493.92
Expenses	20,674.88	73,048.98	19,486.00	113,209.86
Net Income	46,709.52	-5,493.96	48,068.50	89,284.06
Condo fee prepaid	72,270.41	78,796.84	81,063.75	
Condo fees owed	279,653.25	282,647.67	281,302.66	
Reserve Account				
Total Reserve	129,988.50	129,988.50	129,762.53	

Expenses per Category – April May June 2022

Expenses	April	May	June	2 <sup>nd</sup> Quarter
Grounds	3,991.00	8,544.00	0.00	12,535.00
Pool	5,385.00	3,874.00	0.00	9,259.00
General Administrative	10,070.00	14,809.00	13,966.00	38,845.00
Building Maintenance	18,651.00	14,357.00	222.00	33,230.00
Utilities	15,552.00	31,464.00	5,298.00	52,314.00
Reserve replacements	0.00	0.00	0.00	0.00
Total	53,649.00	73,048.00	19,486.00	146,183.00
Figures from Metropolis				