



Rockland Run Condominium

Newsletter January February March 2022

Vol. 3, Issue 1

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 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

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

Action Items January February March:

- BlueSky Solar Hot Water heater inspection - \$399
- Bravo Roofing - \$25,935
- Bulk trash/cleanup outside – \$2,348
- Hann & Hann Balcony repairs – \$12,497
- Janitorial service – \$4,130
- Lighting repairs/bulb replacements/supplies - \$742
- Plumbing - **\$6,614.12**
- Plumbing/mitigation/restoration services - **\$68,268.80**
- Snow - \$8,285
- Velasquez - Repairs to 1 Suntop unit - \$4,000

Approved Budget for 2022 last pages; Expenses January, February and March 2022 below:

General expenses:

Revenues/Expenses for – January February March 2022

	January	February	March	1 st Quarter
Revenues	66,461.90	67,469.30	67,244.90	201,176.10
Expenses	54,424.04	62,925.63	22,661.59	140,011.26
Net Income	12,037.86	4,543.67	44,583.31	61,164.84
Condo fee prepaid	65,438.50	66,560.81	70,506.57	
Condo fees owed	303,083.61	303,747.11	296,527.26	
Reserve Account	100,899.64	100,600.53	107,720.19	
Figures from Metropolis				

Expenses per Category – January February March 2022

Expenses	January	February	March	1 st Quarter
Grounds	8,285.00	0.00	0.00	8,285.00
Pool	0.00	0.00	0.00	0.00
General Administrative	9,676.00	13,228.00	13,064.00	35,967.00
Building Maintenance	13,205.00	2,051.00	8,895.00	32,656.00
Utilities	23,259.00	11,832.00	702.00	38,812.00
Reserve replacements	0.00	14,830.00	0.00	14,830.00
Total	54,425.00	41,941.00	22,661.00	119,027.00
Figures from Metropolis				

Approved Budget for 2022

ROCKLAND RUN 2022 APPROVED BUDGET				
		2022 Budget		
Revenues				
304010.00 - Assessment Income		\$795,590		
304095.00 - Insurance Claim Revenue		\$0		
304030.00 - Interest Income		\$0		
304020.00 - Late Fee Income		\$10,000		
304060.00 - Miscellaneous Income		\$150		
304050.00 - Reimbursed Legal Costs		\$2,500		
Total Revenue		\$808,190		
Expenses				
Grounds				
406113.00 - Grounds Maintenance		\$2,000		
406110.00 - Landscaping Contract		\$34,000	Contract	Lawn Designers
406130.00 - Snow Removal		\$10,000	Contract	Paul Dymond
406140.00 - Tree Care		\$10,000	Contract	Bartlett
TOTAL Grounds		\$56,000		
Pool				
406498.00 - Pool Management		\$26,000	Contract	Sunset
406475.00 - Pool Repair & Maintenance		\$8,000		
406483.00 - Pool Supplies & Equipment		\$1,000		
406480.00 – Pool house Cleaning		\$1,000		Silver Cleaning
TOTAL Pool		\$36,200		

General & Administrative			
406099.00 - Administrative Expense	\$15,000		Metropolis
406010.00 - Audit	\$1,900	Contract	Frank Hajek
406490.00 - Bad Debts Expense	\$1,000		
406050.00 - Bank Charges	\$100		
406063.00 - Insurance Deductible	\$10,000		
406060.00 - Insurance Premium	\$81,193	Contract	Travelers/State Auto
406080.00 - Legal Services	\$8,000	Contract	Alexandris
406000.00 Laundry Service	\$0	Contract	CSD
406045.00 - Meeting Room	\$0	Contract	
406070.00 - Postage, Copying, & Printing	\$3,000		
406040.00 - Property Management	\$51,582	April increase	Metropolis
406098.00 - Taxes & Licenses II	\$1,500		
406087.00 - Website	\$390		
TOTAL General & Administrative	\$173,665		
Building Improvements			
406445.00 - Bldg Maint. & Repairs	\$175,000		Hammerhead
406429.00 - Building Supplies & Equip	\$0		
407031.00 - Carpet Cleaning	\$0	Contract	Silver Cleaning
406443.00 - Electrical/Maint Supplies	\$1,000		
406440.00 - Electrical Repairs - Projects	\$6,000		Ivan's Electric
406460.00 - Fire Extinguisher	\$2,000	Contract	Fireline
407032.00 - Fire Repair	\$0		
406444.00 - Gas Line Inspection	(\$10,000)	Contract	Rellek
406411.00 - Janitorial Contract	\$38,000	Contract	Silver Cleaning
406415.00 - Lock Repairs	\$100		
406447.00 - Pest Control Contract	\$5,500	Contract	Orkin
406406.00 - Plumbing - Repairs/Hot water heaters	\$55,000		Associated Plumbing
406406.00 - Plumbing – Repairs/remediation	\$0		Hammerhead
406435.00 - Sprinkler/Fire Alarm	\$10,000	Contract	Johnson Controls
TOTAL Building Improvements	\$291,600		
Utility Expense			
406123.00 - Bulk Trash Removal	\$1,000		Poppy Productions
406310.00 - Electric	\$78,000		BGE
406330.00 - Gas & Gas Delivery	\$55,000	Contract	Bollinger
406190.00 - HVAC	\$500		
406055.00 - Telephone	\$3,000		Verizon

406120.00 - Trash Removal Contract	\$27,125	Contract	J. W. Anderson
406320.00 - Water & Sewer	\$6,000		Baltimore County
TOTAL Utility Expense	\$170,625		
Reserves			
407010.00 - Replacement Reserve	\$80,100		
TOTAL Reserves	\$80,100		
Total Expense	808,190		