



# Rockland Run Condominium

Newsletter

July August September 2021

Vol. 2, Issue 3

**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](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**

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 July August September

- Fence repairs - \$200
- Cherry tree disease treatment - \$696
- Plumbing - \$24,324
- Plumbing/mitigation/restoration services - \$12,000
- Pool office/bathrooms painted - \$2,950
- Lighting repairs/bulb replacements/supplies - \$1,668
- Bulk trash/cleanup outside – \$7,505
- Gutter cleaning - \$4,380
- Louvre HVAC work on some buildings - \$5,975
- Handrail installed for safety 1802 Snow Meadow - \$925

General expenses:

Revenues/Expenses for – July August September 2021

Finances	July	August	September	3rd Quarter
Revenues	67,633.70	67,132.70	67,296.20	202,062.60
Expenses	64,435.18	39,898.58	37,662.68	141,996.44
Net Income	3,198.52	27,234.12	29,633.52	60,066.16
Condo fee prepaid	47,580.60	51,107.26	49,995.18	
Condo fees owed	303,102.06	297,088.53	290,270.23	
Reserve Account				
Total Reserve	28,195.27	50,408.64	50,356.01	

Expenses per Category July August September 2021

Expenses	July	August	September	3rd Quarter
Grounds	5,182.00	3,075.00	2,475.00	10,732.00
Pool	6,185.00	336.00	250.00	6,771.00
General Administrative	15,859.00	16,418.00	11,882.00	44,159.00
Building Maintenance	21,694.00	5,907.00	9,078.00	36,679.00
Utilities	8,098.00	6,831.00	6,560.00	21,489.00
Reserve replacements	7,417.00	7,417.00	7,417.00	22,251.00
Total	64,435.00	39,899.00	37,662.00	141,996.00
Figures from Metropolis				