



Rockland Run Condominium

Newsletter July August September 2022

Vol. 3, Issue 3

Due to COVID-19, the Board has not been holding open meetings. Zoom meetings are announced by Metropolis and open to unit owners.

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.
- Orkin Pest Control may be scheduled for mice and insect treatment- contact Metropolis and they will schedule a Orkin treatment.
- Report lights that are out to Metropolis and they will replace them.

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

- Balcony repairs have been made; reviewing additional repairs; Carpeting on balconies retains water and causes the wood to rot. Hann & Hann has been replacing badly damaged balconies
- Carpet replacements have been made in two buildings by Andy Breeden due to soiling and flooding: 1 Windblown, 1811 Snow Meadow, 13 Suntop
- There are multiple leak problems reported and majorities are due to toilet/bathtub leaks / blockages, and kitchen sink leaks/blockages. The unit owners are billed for the cost of having these repairs made if they are not common area problems. Condensate lines cause many problems due to clogged condensate lines; plumbing and remediation costs for the months of July/August/September, due to water damages are a major expense. API and Hammerhead have been kept very busy

ACTION ITEMS –

- Advance Welding - \$2,850
- Bulk trash/cleanup outside – \$5,682.00
- Cherry Tree disease treatments - \$696
- Emergency Gas Outage - \$7,560

- Green Horizon Tree service – removed pine trees - \$11,700

- Hann & Hann Balcony work - \$27,222
- Janitorial service – \$5,615
- Lawn work - \$5,548
- Lighting repairs/bulb replacements/supplies - \$2,114
- Locksmith – gas/water emergencies - \$658.46
- Plumbing - **\$4,371.44**
- Plumbing/mitigation/restoration services - **\$12,770.00**
- R. Carpenter - \$11,254
- Snow - \$6,885

General expenses:

Revenue/Expenses for – July August September 2022

	July	August	September	3rd Quarter
Revenues	73,815.40	67,566.50	67,187.40	208,569.30
Expenses	37,661.70	25,347.85	20,144.74	83,154.29
Net Income	36,153.70	42,218.65	47,042.66	125,415.01
Condo fee prepaid	81,681.89	81,738.80	69,725.89	
Condo fees owed	285,257.34	288,539.69	304,853.49	
Reserve Account	105,119.16	71,465.16	64,554.16	
Metropolis figures				

Expenses per Category – July August September 2022

Expenses	July	August	September	3rd Quarter
Grounds	0.00	0.00	8,237.00	8,237.00
Pool	0.00	0.00	270.00	270.00
General Administrative	13,189.00	12,509.00	14,875.00	40,573.00
Building Maintenance	0.00	12,613.00	6,755.00	19,368.00
Utilities	223.00	227.00	5,326.00	5,776.00
Reserve replacements	0.00	0.00	0.00	0.00
Total	37,662.00	25,349.00	20,145.00	83,156.00
Figures from Metropolis				