



# Rockland Run Condominium

Newsletter

October November December 2021

Vol. 2, Issue 4

**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:

We still 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.

Water leaks that are not common area sources have proven to be expensive and overburden our budget. Unit owners pay for damages caused by water leak damages not common area related.

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**

Action Items October November December

- Cherry tree disease treatment/Elm tree - \$788
- Plumbing - \$23,485
- Plumbing/mitigation/restoration services - \$55,445
- Lighting repairs/bulb replacements/supplies - \$735
- Bulk trash/cleanup outside – \$4,585

## Year End Figures

Expenses	1st Quarter	2nd Quarter	3rd Quarter	4th Quarter	Year End	Budget
Grounds	47,097.00	9,771.00	10,732.00	11,281.00	<b>78,881.00</b>	<b>54,000.00</b>
Pool	0.00	13,653.99	6,771.00	300.00	<b>20,724.99</b>	<b>38,000.00</b>
General Administrative	40,146.00	43,506.00	44,159.00	24,301.00	<b>152,112.00</b>	<b>166,563.00</b>
Building Maintenance	108,271.00	89,186.00	36,679.00	86,292.00	<b>320,428.00</b>	<b>289,100.00</b>
Utilities	69,382.00	39,217.00	21,489.00	25,367.00	<b>155,455.00</b>	<b>170,200.00</b>
Reserve replacements	22,247.00	22,251.00	22,251.00	22,251.00	<b>89,000.00</b>	<b>89,000.00</b>
Total	287,143.00	217,670.00	141,996.00	169,792.00	<b>816,601.00</b>	<b>806,863.00</b>
Figures from Metropolis						

General expenses:

Revenues/Expenses – October November December r 2021

Finances	October	November	December	4th Quarter	
Revenues	67,475.20	67,236.00	67,683.50	202,394.70	806,612.00
Expenses	73,205.20	38,993.12	57,592.97	169,791.29	910,254.00
Net Income	-5,730.00	28,242.88	10,090.53	32,603.41	-103,642.00
Condo fee prepaid	49,159.59	58,498.53	57,812.51		
Condo fees owed	290,710.26	93,037.70	299,144.31		
Reserve Account					
Total Reserve	65,152.38	65,114.75	87,023.27		
Figures from Metropolis					

Expenses per Category October November December 2021

Expenses	October	November	December	4th Quarter
Grounds	5,120.00	3,263.00	2,898.00	11,281.00
Pool	0.00	300.00	0.00	300.00
General Administrative	10,013.00	9,964.00	4,324.00	24,301.00
Building Maintenance	42,620.00	9,399.00	34,273.00	86,292.00
Utilities	8,034.00	8,651.00	8,682.00	25,367.00
Reserve replacements	7,417.00	7,417.00	7,417.00	22,251.00
Total	73,204.00	38,994.00	57,594.00	169,792.00
Figures from Metropolis				

