

FEBRUARY

The Council of Unit Owners of Rockland Run Condominiums, Inc.

www.rocklandruncondos.com

The Special Meeting for the purpose of electing one Board member will be held on March 19th. This is your opportunity to help determine the future of Rockland Run. It is vitally important. Make your voice heard. If you cannot attend this meeting, submit your proxy or give it to someone you know will attend.

The February meeting of the Board of Directors was held on 2/19. Many serious issues were discussed. Among them:

The Fire Marshall has ordered us to have all doors leading from balconies to escape stairwells replaced with doors that meet specific criteria. This must be done immediately. These doors (and their frames) are a unit owner responsibility. Any surrounding repair work is the responsibility of the association. The Board has voted to contract with FPG Contracting to replace the existing doors at a cost of \$1075 to the unit owner. Before the work begins, payment options will be discussed and offered to the unit owners. The Association will pay for the work initially and will bill back each individual owner.

Doors to laundry rooms and rooms containing hot water heaters (any room with gas lines) will also have to be replaced. This is an Association responsibility.

Additional fire retardant work needs to be done to the escape stairwells. Ongoing discussions with the Fire Marshall will determine the type of work to be done. Many other fire-related issues need to be addressed. We have contracted with Alarm One Integrators to work with the Fire Marshall's office regarding alarm systems, monitoring, lighting, signage and wiring and much more.

Solar hot water heaters will be installed at 1800 Snow Meadow, 5 Windblown, 9 Suntop, and 4 Longstream. These buildings have the greatest need. 3 Suntop will get a conventional water heater replacement. 1800 Snow Meadow will have a roof replacement since it is necessary and will be needed to accommodate the solar equipment.

Interior lighting for ceilings and wall sconces will be replaced in buildings which have the most broken fixtures. The lighting will be replaced in 3 Suntop, 6 Longstream, 5 Windblown, 1800 Snow Meadow, 1802 Snow Meadow, and 1809 Snow Meadow. Lighting will be efficient LED fixtures yielding greater illumination at lower cost.

A contract for grading at 1 Suntop to help eliminate water entry into the building was signed with North Arundel Contracting. New gutters for 1, 3, and 5 Suntop will be installed by ARA Construction.

Mr. Chuck Lembach from MAC-GRAY, our laundry room contractor, offered proposals to the Board. MAC-GRAY will remove existing washing machines and replace with one new machine in each building. Our usage no longer merits having two machines. One dryer will be removed and the remaining dryer will be thoroughly reconditioned. They will perform a complete vent upgrade (valued at \$6000) at no cost to us. Machine usage fees will not be increased.

The Board has requested an additional proposal from Solas, our lighting contractor, for installation of additional lighting on the parking lot island on Long Stream, the island on Suntop, and the exterior building wall facing the small triangle island in front of 1800 Snow Meadow. Additional lighting will offer additional security.

Siding for 9 Windblown repairs was chosen. Final balcony design plans are being formulated that will incorporate needed drainage improvement while maintaining aesthetic integrity.

Financials – As of 1/31, our total of all accounts (reserves and operating) was \$640,000.

Victory will send out reminders about recycling. There is confusion as to what is recyclable and what is trash. A clear listing will be sent to all unit owners. Recycling is NECESSARY, not only for the environment, but to ensure the continued savings on our trash pick-up. These savings are contingent on our recycling. Please, take a second to save the planet (and some money in the process.)