

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

www.rocklandruncondos.com

Board of Directors

Aleyna Zhurauliova
President

May 20, 2012

The May meeting of the Board of Directors was held on May 10th. The minutes of the previous meeting were not yet available and will be posted on our websites as soon as they are approved.

Thomas Teglassy, Treasurer reports that the status of our funds is:

Operating Account \$ 91,000.00
Reserve Accounts \$523,000.00

Among items discussed were the following:

Price for an iron railing for units with only one step (not required by law) as requested by an owner was discussed and a vote was taken to forego the railing.

The Board signed a proposal for repairs at 9 Suntop.

The improperly installed wiring for our entry sign was cut by the landscape contractor who has offered \$150 toward the repair. The Board accepted the offer and is awaiting proposals for proper installation of wiring and lighting for the sign.

Costs of water heater replacement and the possibility of using solar-powered units was considered. Solar units, although initially expensive, can pay for themselves over their lifespan through credits from the state and by selling unused energy back to BGE. One solar panel on a building's roof should be sufficient to power the water heater and, perhaps, that building's lighting. The majority of the Board voted to proceed with fact finding. Recently replaced water heaters have proven to be inadequate for the needs of our buildings and are failing from overuse due to limited capacity.

A unit owner who had balcony repairs performed without prior approval of the Board sought reimbursement for the repairs. The majority of the Board voted to deny the payment. **The Board wants the community to know that no reimbursements will be made for any repair that is not authorized by the Board.**

A maintenance contract is still being discussed for cleaning and on-site maintenance. Three proposals are available and will be considered shortly.

Paving – Suntop uneven joints will be repaired. The contractor will attend to any problems after the major areas are completed. Shannon will verify that Twin Ridge will share the cost of paving Snow Meadow between Old Willow and Rockland Hills and verify the amount of their share.

Our engineering consultant has offered a proposal to further investigate roofs most in need of repair. Several lesser repairs have been completed but some remain undone due to inability to determine which unit is effected.

The Board will be seeking the services of a qualified Russian translator to facilitate communication in the future. The upcoming major repair work will need to be clearly explained to all residents.

Again, we ask that you do not leave bulk items ... furniture, televisions, mattresses, around the dumpsters. Break down large cartons so they can fit in the dumpsters. Put cartons in the recycling dumpster and not the trash. If your trash does not fit in the dumpster, you must dispose of it yourself. Be considerate of your neighbors. These items are eyesores and are expensive to have removed. Take a moment to separate your trash and recyclables. If we are to maintain the subsidy contributed by the county to help pay for our trash collection, we **MUST RECYCLE.**

Please, please, please sign on to our website www.rocklandruncondos.com so that we can communicate with everyone with a minimum of delay, paper, and expense. We will post our newsletters, our minutes, and any important notices as available. Log on, sign up, and get connected. Please!