

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

www.rocklandruncondos.com

Board of Directors
Alena Zhurauliova
President

August 18, 2012

The August meeting of the Board of Directors was held on August 9th. The minutes of the previous meeting were not yet available and will be posted on our websites as soon as they are approved. Minutes of several previous meetings are being reconstructed and will also be posted when approved. The entire Board was present as well as six owners and our property manager. The next Board of Directors meeting will be September 13th at 7 PM.

The financial report from Victory North indicates the following status of accounts as of July 31st:

Total of all accounts	\$430,437.19
Checks not yet cleared	\$101,422.27
Balance	\$329,014.92

The primary topic of discussion at this meeting was proposals for the replacement of exterior lighting for the community. A proposal from BGE will be resubmitted since the previous proposal expired and there have been personnel changes. The solar option received the bulk of attention. A representative of Advanced Solar Industries has provided a proposal for the entire community but there are many unanswered questions concerning placement of units to maximize amount of sunlight received, adequate battery storage to power through dark and cloudy days, and efficacy of units on shady sides of buildings.

Proposals for renovation of the exterior of 9 Windblown Ct. have not yet been presented but are expected by the 8/27 deadline. Scope of work includes siding replacement, gutter and downspout work, and other areas but will not include roofing. 9 Windblown has been determined to be most in need of urgent repair and will be used as a prototype for all future buildings. The intent is that lessons will be learned that will lead to intelligent and economical future work.

Bids for plantings at the front of 1 Suntop were discussed and deemed too expensive to accept. New proposals will be solicited.

Discussion of vegetable plantings led to the decision that current plantings will be left as is through the end of this summer but future plantings are to be prohibited. These plantings amount to unauthorized use of common elements and present a health hazard that attracts unwanted animals and can leave rotting vegetables.

Asphalt work has been paid for but some repairs are pending. Some concrete barriers need to be secured.

Leaking from common air conditioning condensate lines is still a problem. A plan needs to be formulated for having them cleaned annually, most likely after each cooling season. This is an association responsibility.

The Board requests from Victory North a detailed analysis of our delinquencies grouped by status in the collection process.

The owners' forum heard complaints concerning seemingly overly expensive repairs made to doors (unit owner's responsibility) without the owner having had the opportunity to remedy. Other owners questioned the process of dealing with water leaks, as was delineated in the notice sent by Victory.

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!