

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

www.rocklandruncondos.com

Board of Directors

Aleyna Zhurauliova

President

March 15, 2012

Dear friends and neighbors:

Improvements to our community will be coming fast and furiously in the next few months. It will be a true reformation. We urge everyone to pay attention to announcements on our website, www.rocklandruncondos.com, notices from the Board and Victory, and, when possible, to attend the open Board of Directors meetings. It is crucial that we all be informed of the upcoming renovations so that we will be better prepared to cope with any inconvenience and expense. We are all interdependent upon one another and this is the time for us to come together as a community.

Please note the following changes to the Board of Directors:

Thomas H. Teglassy is now Treasurer.

Jeffrey Silverman is now Vice President.

Amy Fink is now Secretary

The next open meeting of the Board of Directors is scheduled for Thursday, April 12th at 7PM at Moses Montefiore Anshe Emunah. All are welcome and urged to attend. Although the Board meetings are open, owners are asked to hold questions and comments until the Board has conducted its business. The Board is concerned about your issues and will welcome your feedback and questions at the end of the business portion of the meeting. We appreciate your attendance and input as we continue to move forward, change, and grow.

The following is a recap of the Board meeting held on March 8th. The official minutes of this meeting will be approved at the next meeting.

Shannon Irizarry, our property manager from Victory was introduced to the community, as was Amy Fink, our new secretary. 16 residents attended the meeting. We thank these residents for their involvement.

The Board thanked Maxine Hagy of AEPM for her service. She was expected to attend the meeting to aid in the transition but could not attend.

Shannon proceeded with the management report. She presented a current vendor roster to the Board for updating.

She asked that all owner issues be addressed to Victory rather than to Board members. Victory wishes to provide rapid and thorough service to us and believes that this is the most expeditious way.

Please note that you have been provided with phone, fax, and email contacts for Victory. If there is any question, consult our website at www.rocklandruncondos.com.

She then began a discussion of the engineers' report concerning the upcoming necessary renovations and the methods proposed by the engineers. They want the Board to consider renovating one building (which may encompass several addresses) in its entirety rather than working on one facet at a time, e.g., all roofing issues followed by all siding issues, etc. They feel that valuable lessons will be learned from this process that will lead to better and less expensive repairs than in previous years to the remaining buildings. The engineer will be asked to attend the next meeting to further discuss prioritizing the repair schedule. Additional discussion was had concerning incorporating the existing roof repair priorities into the renovation schedule as well as community lighting. AEPM had referred to lighting replacement proposals but they have not been provided to us. BGE has a program that may be of interest and the possibility of lighting attached to buildings as in Twin Ridge could be considered.

Other items of note:

The Board is awaiting proposals for the annual audit.

The new pool fence has been completed and has been paid for as has the concrete work and railings.

Our gas lines will be inspected in the Spring.

Repaving of road surfaces and parking lots should be started in mid-April and is dependent on weather conditions. Victory will prepare and distribute a schedule for the work and car relocation information as the time approaches.

Shannon notes that there are owners who are not in compliance with the regulations regarding renting of their units. Section 33/B/8 of the Declaration requires that a written lease of no less than one year be provided to and approved by the Board. Anyone leasing a unit should become familiar with this section. The provisions will be enforced.

Maryland condominium law has changed recently to hold a unit owner responsible for the \$5000 deductible on its master insurance policy for any damage triggering an insurance claim that has originated in that owner's unit. Victory will prepare and distribute further information on this issue. Meanwhile, check with your insurer to see that you have proper coverage.

Thank you for your kind attention.