

FLINT LEDGE ESTATES
COMMUNITY ASSOCIATION, INC.
2473 McCormick Road
ROCKVILLE, MARYLAND 20850

January 26, 2007

Re: Collection of Previous Annual Dues Incorrectly Billed

Dear Past Member of the Board of Directors and/or Architectural Control Committee:

It has come to our attention that for some years you were on either the Board of Directors or the Architectural Control Committee, annual billing statement(s) sent to you between 2002 and 2005 may have been mis-calculated.

As you may recall, on May 7, 2002 the membership voted to amend Section 4 of Article IV of the Bylaws to allow for a waiver of all or a portion of the dues to be paid by Board Members as follows:

Compensation. No director shall receive compensation for any service he may render to the Association as a director, other than the waiver of that portion of a director's regular annual assessment(s), equal to the annual assessment for a Single Family Lot, for those years during which the director serves. However, any director may be reimbursed for his actual expenses incurred in the performance of his duties and may receive compensation as a bookkeeper as provided for in Article VII, Section 1.(e). [emphasis supplied].

Unfortunately, the Treasurer each year subsequent to the adoption of this Bylaw change failed to limit the dues waiver for Board Members to, “. . . the annual assessment for a Single Family Lot . . . ” for those Board Members that were Townhouse owners. In addition, in one case, the dues waiver, while limited to the annual Single Family Lot rate, mistakenly was given to a member of the Architectural Control Committee who was not a Board Member.

These mistakes were brought to the attention of the Board of Directors at the Special Meeting of the Members held on December 12, 2006. An investigation of the records of the association was conducted and the enclosed invoice represents what the Board of Directors has determined you owe at this time.

The Board hopes that you understand that it is in the best interests of the entire community that we maintain the integrity of this wonderful community and seek your cooperation in fixing this oversight.

Thank you for your understanding and continued cooperation. Please remit the amount reflected on the enclosed invoice within the next Thirty (30) days or give our Treasurer, Brian Rogers a call at home on (301) 762-4811 to discuss this matter further. We look forward to hearing from you and trust that we will be able resolve this amicably and expeditiously.

Very truly yours,

THE BOARD OF DIRECTORS OF FLINT
LEDGE ESTATES COMMUNITY
ASSOCIATION, INC.