

Brian Rogers

From: Brian Rogers [rogersbr@comcast.net]
Sent: Tuesday, April 24, 2007 12:34 AM
To: 'Ryan and Leigh Ann Moody'
Subject: RE: flintledge_board:1237] Outstanding 2471 McCormick Road HOA Dues for 2005 - Flint Ledge Estates Community Association, Inc.

Ryan,

I appologize if I have seemed to you overly aggressive in pursuing information related to these prior due assessments. I understand your perception and I won't bother you again related to this issue. Unfortunately for appearances of overzealousness, our Association mailbox is directly in front of your house, so I seemed to be in your area more often than what actually related to my desire to contact you. In our contacts, I have attempted to be factual with my explanations, but it is apparent that I had difficulty communicating my needs to you and thus it appeared to you that I was trying to accomplish something that I was not.

Toward this end, I have been quite frustrated by Nations Title who are the only other contacts I have related to your property. Please forgive my unintentional rudeness or aggressiveness toward you or your wife.

Your friend,
 Brian

From: flintledge_board@googlegroups.com [mailto:flintledge_board@googlegroups.com] **On Behalf Of** Cliff M. Blondes
Sent: Monday, April 23, 2007 4:36 PM
To: 'Ryan and Leigh Ann Moody'
Cc: flintledge_board@googlegroups.com
Subject: flintledge_board:1237] Outstanding 2471 McCormick Road HOA Dues for 2005 - Flint Ledge Estates Community Association, Inc.

Mr. Ryan Moody
 Mrs. Leigh Ann Moody
 2471 McCormick Road
 Rockville, MD 20850
 (301) 424-6966 home
 (301) 980-9595 cel
<mailto:luredaway@comcast.net>

Dear Ryan:

Thank you for taking my call today.

As reflected on the attached invoice previously sent to your seller, Nancy Shirey, Flint Ledge Estates Community Association, Inc. ("FLECA") dues for 2005 still are due in the amount of \$172.00 for 2471 McCormick Road. (see page 13 of the attached *Board Memo Collection of Mis Billed Waiver of Prior Assessments Signed with Attach Flint Ledge HOA.pdf*).

I appologize for the confusion and persistence of my fellow Board Member, Brian Rogers, in attempting to collect this from you. As you will see, we have worked hard to collect the \$2,271.00 of under-paid dues from prior Board members. Without Brian's hard work, diligence and persistence I doubt that I would be able to report that with your payment of \$172.00 we will collect 100% of what is due. Brian took this on as his mission and I, too, have experienced his intensity in a manner that has not been "fun."

The Board would like to report 100% success at our next FLECA General Meeting of the Membership being held on Tuesday, May 1, 2007. Would it be possible for you to drop the \$172.00 payment off at my house before then?

As requested, attached is a copy of the August 4, 2002 letter from FLECA mistakenly returning the \$189.96 to your settlement company, as well as the second page from your 6/13/05 HUD-1 reflecting payment to Flintledge Estates Comm (File #70950 Nations Title of Maryland, Inc.). It is my understanding that Nations Title is retrieving your settlement file from storage to confirm that this \$189.96 was returned to you along with other funds. I appreciate your looking through your records, as well, to determine what if anything you received from them after 8/4/02 that could shed some light on this.

7/7/2007

For your information, townhome dues for 2005 were \$344.00. Nancy Shirey was due a credit of \$172 for having served on the Board of Directors from May 2004 to May 2005. Consequently, only the remaining \$172.00 is due and not the \$189.96 originally collected by the settlement agent. Whether or not you wish to pay the differential of \$17.96 to Nancy Shirey for the 202 days or 55% of the 2005 year you occupied the home I will leave up to you as it is not a concern of FLECA.

Again, thank you for your cooperation and prompt attention to this matter. Please give me a call if you wish to discuss this further.

Cliff

P.S. Please reply to all in order to include the Board of Director's e-mail address flintledge_board@googlegroups.com so that you reply is sent to all board members.

Cliff M. Blondes
Co- President
Flint Ledge Estates Community Association, Inc.
2447 McCormick Road
Rockville, MD 20850-3073
301-340-9331 Tel
877-839-1393 Fax

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