

June 1, 2007

Received June 19, 2007
with check for \$172.00

Flint Ledge Estates
Community Association, Inc.
2473 McCormick Road
Rockville, Maryland 20850-3073

Re: Claimed Non-Payment of 2005 Community Association Dues

Dear Flint Ledge Estates Board,

This letter is in response to the recent claim for an outstanding portion of the homeowner's dues from 2005, which has become very frustrating and which we have already paid once. When we purchased the home in May 2005, payment was made by us to the settlement company and, in turn, the settlement company paid the homeowners association in full. This payment was later returned by the homeowners association (a copy of that letter is attached) to the settlement company and apparently later returned to us in an un-detailed payment with other refunds, though I have still not received documentation from the settlement company verifying this payments to us.

In almost two years of living in the neighborhood, we have never heard or received anything regarding unpaid dues by us, until recently, when I was approached in front of my home by Brian Rogers, whom I had never met. At that time, Mr. Rogers approached me asserting that we owed money to the Association. I explained to him that I would look into it and requested that the Association provide an explanation and documentation detailing the "unpaid" monies as I was certain it had been paid at settlement.

Over the next several weeks, although I had still never received any documentation, I did receive a number of visits from Mr. Rogers, who continued to persistently and forcefully claim that we owed money. His visits continued, even approaching my wife out of the darkness at 9:45pm one night, startling her, until I felt I had no option but to request that he cease contact with us, as his conduct had grown to the point of harassment. Further, I had also received a call from the settlement company inquiring as to why a member of our homeowners board was contacting them claiming they owed the Association money and that the individual had conducted themselves in a rude and unprofessional manner. I was very surprised by this type of conduct from an individual who was apparently on the board.

A few days later, I received a call from Cliff Blondes, who was able to clarify the situation and provide me with the requested documentation. He has even subsequently gone out of his way to follow up on the situation and to see if additional information was needed and Cliff's efforts to resolve the matter have certainly been appreciated by us. In an effort of good faith, I am including a check for the outstanding amount. Should the settlement company be unable to provide sufficient documentation that these funds were returned to them and subsequently to us, I will need to readdress this matter.

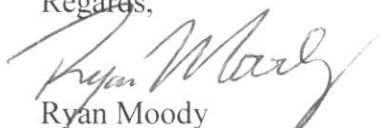
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Given the manner in which this situation has occurred, I formally request that this letter be presented to the members of the Board and the Association so that the circumstances surrounding the matter of the "outstanding dues" is clear and that at no time have we been delinquent on any payment to the Association and request that this letter be retained on file with the Community Association.

Please feel free to contact me with any questions regarding this manner either via email or telephone at rmmoody@comcast.net or 301-424-6966.

Thank you.

Regards,



Ryan Moody
2471 McCormick Road

*Flint Ledge Estates Community Association, Inc.
2445 McCormick Rd
Rockville, MD 20850-3074*

Nations Title of MD, Inc.
11426 Rockville Pike, Suite 108
Rockville, MD 20852

To whom it May Concern,

I am returning the check for prorated HOA dues in the amount of \$189.96. The prior occupants already paid dues in full for 2005. Homeowners will be sent bills for 2006 in December of 2005. They are payable by January 31, 2006.

Sincerely,

Jerry Greenberg
President, Flint Ledge HOA
2473 McCormick Rd
Rockville, MD 20850
301-217-5965

Flint Ledge Estates Community Association, Inc.

Flint Ledge Estates
Community Association, Inc
2473 McCormick Road
Rockville, MD 20850-3073

Special Invoice

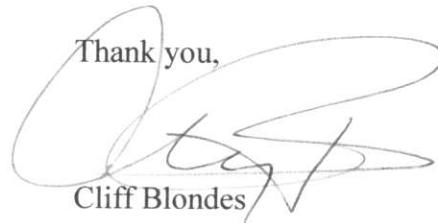
Bill To:
Ryan Moody
2471 McCormick Road
Rockville, MD 20850

Date Due	Description	Amount
6/30/07	Reimbursement of Incorrectly Billed Prior Year(s) Annual Fees	\$172

Through clerical error on the part of the Association Board of Directors, your fraction of the 2005 annual assessment which was paid by you upon purchase of your residence was inadvertently returned by a member of the Board. Please remit the above amount to the Association to correct this error. The Flint Ledge Estates Community Association Board of Directors acknowledges that you were in no way responsible for the clerical error that resulted in the returned payment.

Please make the check payable to "Flint Ledge Estates Community Assoc." and mail it to the address above. Should you be unable to make this payment within the next 30 days, or if you have any questions, please contact me on 301-340-9331.

Thank you,



Cliff Blondes

P.S. Color smudged to follow