

**FLINT LEDGE ESTATES  
COMMUNITY ASSOCIATION, INC.**

P.O. BOX 1243  
ROCKVILLE, MARYLAND 20850

September 6, 2002

**RE: TOT LOT AND LANDSCAPING IMPROVEMENTS; SAFETY REMINDERS**

To All of the Residents and Owners of Flint Ledge Estates:

**TOT LOT:**

At the Association meeting on May 7, 2002, the Association voted that the new Board of Directors propose a plan for a new tot lot and/or removal of the existing lot since it is no longer in compliance with applicable safety regulations that do not permit us to return it to its original condition. After much discussion of various plans, it is the unanimous recommendation of the Board of Directors that we approve a the attached proposal of All Recreation of Maryland Inc. for removal of the existing structure, spring animals and decaying ground covering and installation of a new play set, wood carpet and two benches for \$9,229.60. The removal of the existing structure, foundation and the six inch deep of chips accounts for \$2,000 of the proposal. While the Board recognizes that this is a significant expense, the Board Members unanimously concluded that this expenditure is in the best interests of the Association by enhancing the value of our properties and the enjoyment of our members.

If you wish to offer any additional suggestions to the Board's proposal, please contact us as soon as possible and in any event before the Board of Directors' next meeting on September 18, 2002. (The upcoming winter season requires that we place the order soon.) We certainly will consider any suggestions. Any member has rights under the governing Association documents to seek a special meeting of the Association for a full vote on this issue.

**LANDSCAPING:**

You will soon notice some improved landscaping around the community. The Board has been working with the City on issues ranging from trimming trees and improving the entrance to Flintledge Estates. We hope to reach an acceptable plan with the City regarding improvement of the entrance into the Association in the near future. We currently are negotiating issues such as ownership and responsibility for maintenance for the entrance area, as well as other areas within the community such as traffic circles and areas around the utility boxes.

The Association will be spending approximately \$3,000 on new shrubbery this fall. Please be aware that most shrubbery around common utilities is owned by the Association and homeowners should not be doing anything to this shrubbery without the prior written approval of the Board of Directors. Of course, the landscaping in each homeowner's yard is important to the overall appearance of the community and the value of each homeowner's property. Please feel free to contact any board member if you have any issues or questions regarding landscaping.

**SAFETY REMINDERS:**

- Please note that the stop sign leaving the community purposely has been placed BEFORE the walking/bikepath and before Wootton Parkway. Please approach this intersection carefully. (The Board informed the City that the trees and brush at the entrance to the community obscured the view of the walking/bikepath and created a dangerous intersection. As you probably have noticed, the shrubbery has been trimmed back. We have requested that the City take steps to beautify this area).
- Remember to drive carefully around the entire community and be on the lookout for small children.
- Always look behind your car before backing out of your driveway.
- Do not leave dangerous pesticides or poisons where pets or children might have access.
- If you have small children, please supervise them appropriately.

Thank you for your support in keeping Flintledge Estates a great community! Please do not hesitate to contact us with your ideas and concerns.

Very truly yours,  
Your Board of Directors and Officers

POSITION	NAME	ADDRESS	TEL	E-MAIL
President	Jerry Greenberg	2441 McC Rd	301-217-5965	<a href="mailto:jngreenberg@earthlink.net">jngreenberg@earthlink.net</a>
VP	Tracy DeJong	2302 McC Rd	301-762-0151	<a href="mailto:tracy.dejong@nextiraone.com">tracy.dejong@nextiraone.com</a>
Sec/Treas	Sonia Rickman	2325 McC Rd	301-309-8027	<a href="mailto:gr1723@msn.com">gr1723@msn.com</a>
Board Member	Gayle Brooks	2316 McC Rd	301-294-5965	<a href="mailto:gkbrooks@comcast.net">gkbrooks@comcast.net</a>
Board Chairman	Cliff Blondes	2447 McC Rd	301-340-9331	<a href="mailto:blondcb@verizon-uc.com">blondcb@verizon-uc.com</a>

**PLEASE PROVIDE US WITH YOUR E-MAIL ADDRESS!!!!!!!**

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Size: 11' x 7' x 9'

Lightning Wide Slide for thrilling rides

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**ALL RECREATION  
OF MARYLAND, INC.**

P.O. BOX 265  
THURMONT, MD 21796

**PROPOSAL**

Proposal Number: 400

Date: Monday, July 08, 2002

Ship To: SAME AS CUSTOMER

Bill To: FLINT LEDGE ESTATES  
F11045 2335 MCCORMICK ROAD

ROCKVILLE MD

Attention:  
Phone:  
Mobile:

Fax:

Attention: SONYA ROKMAN  
Phone: 202-521-7133  
Mobile: 201-309-8027

Fax: 202-521-7164

Shipping: Call 24 Hours Before Delivery

Salesperson: MIKE SLIFER

P.O. Number:

Item	Model	Description	Quan	Cost	Total
1	PDS000	FUN CENTER A	1	\$3,599.00	\$3,599.00
2	#1410	BENCH, 6 FT	2	\$259.00	\$518.00
3	WC	WOODCARPET - 25 YARDS	1	\$875.00	\$875.00
4	DEMO	REMOVE EXISTING STRUCTURE, SPRING ANIMALS, 2 EACH BENCHES, EXISTING DECAYED CHIPS, AND MINIMAL GRADING	1	\$2,005.00	\$2,005.00

SubTotal: \$6,997.00

Tax Rate: 5.66% State Tax: \$286.55  
Freight: \$148.75

Delivered Total: \$7,352.60

Handling and Installation: \$1,877.00

Pay This Amount: \$6,229.60

WE PROPOSE hereto to furnish complete in accordance with the above specifications, for the sum of: **\$9,229.60**

All Material is guaranteed to be as specified. No goods returned without permission. Returns are subject to handling and restocking charges. Accounts over 10 days old are subject to a 1-1/2% monthly charge.

NOTE: THIS PROPOSAL MAY BE WITHDRAWN BY ALL RECREATION OF MARYLAND, INC. IF NOT ACCEPTED WITHIN 10 DAYS

Terms: 50% Deposit with the order. The balance is due 10 days after completion.

All Recreation of Maryland, Inc. Authorized

ACCEPTANCE OF PROPOSAL - The above prices, specifications and conditions are satisfactory and are hereby accepted:

Date of Acceptance Authorized Customer Signature

Monday, July 08, 2002

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