

FLINT LEDGE ESTATES COMMUNITY ASSOCIATION, INC. ("FLECA")
2473 MCCORMICK ROAD
ROCKVILLE, MARYLAND 20850
www.FlintLedge.com
flintledge_board@googlegroups.com

Notice of Board of Directors' Meeting: An additional meeting of the Board of Directors will be held on Thursday, January 18, 2007 from 7:00 p.m. to 9:00 p.m. in the Blue Crab Conference Room located in Rockville City Hall, 111 Maryland Avenue, Rockville, MD. All members are invited to attend and we hope that all members will attend and offer to help out with the projects identified below.

Enclosed please find a copy of the *Amendment to the Bylaws of Flint Ledge Estates Community Association, Inc. Adopted May 7, 2002* that may have been left out of the materials recently mailed to you.

We Need YOUR Service and Help: We need volunteers to help with the many projects identified below that cannot be addressed this year unless either additional members volunteer to help or employees are hired. We need more member participation and assistance or we will be left with no choice but to hire a manager and/or other employees in accordance with our Bylaws, as amended, that provide:

Bylaws: Section 1(e) of Article VII

Section 1. Powers. The Board of Directors shall have power to:

.....

(e) employ and pay a manager, an independent contractor, or such other employees as they may deem necessary, and to prescribe their duties including, but not limited to, the services of a bookkeeper (who, notwithstanding any other provision in these Bylaws, may be a Member, Owner, Director or Officer) to manage the invoicing and collection of annual assessments.

Those that are on the Board serve as directors to give direction. The officers serve to make sure that the job that the Board mandates actually gets done. Our association needs more workers to address all of its current issues. Unless other members want to step-up and help, we will have no choice but to spend our limited funds to get the help we need. Needless to say, should the amount necessary to spend exceed our budget, a member vote will be required before the annual assessment can increase beyond 5%.

Issues addressed at December 19, 2006 Special Meeting of Members:

1. Maintenance of Trees on Single Family Homeowner Members' Property that are in the right-of-way adjoining McCormick Road and McCormick Court. The Board is investigating how, and at what cost, FLECA's legal documents could be amended to permit such and whether, and at what cost, easements would be required from the private property owners that own these trees.
2. Misapplication of dues waiver for Members of the Board of Directors. It was brought to the attention of the Board that since 2002 the maximum amount permitted to be waived, i.e., no more than that of the assessment due from single family homeowner members, may not have been followed and that waivers of assessments for non-members of the Board may improperly have been granted. The Board is investigating this issue and plans to send a letter to the former Board members seeking reimbursement to FLECA.

Other Issues to Be Addressed:

3. Appointment of Officers in light of resignations. At present, both the President and Secretary have resigned.
4. Communications with Members: Determine how often to send newsletters; make NetPost account operational; solicit member's e-mail addresses and discuss whether to attempt to adopt electronic form of notice and voting as

permitted by Maryland Code, Real Property Section 11B-113.1 and how best to use flintledge@googlegroups.com and FlintLedgeBoardtoMembers@googlegroups.com and encourage their use by the Members.

5. Website: Establish procedures on who is to manage and how it is to be done; how to correct where "flintledge.com" points as compared to <http://www.flintledge.com>; what actions to take to remove outdated site maintained on www.geocities.com that Paul Jacobsen set up many years ago. www.geocities.com/PicketFence/3682/dummy.html.
6. Establish the Architectural Control Committee: Seeking Member participation including those who previously expressed an interest in serving; schedule a community inspection with idea of issuing violation notices, if necessary; establish uniform siding and trim colors; establish a uniform outdoor lamp replacement policy; revisit desirability of installing a front entrance sign; develop an outline to address future sidewalk and curb repair and/or replacement, as well as curb cuts for handicap access and consider establishing a time-line for obtaining estimate of cost for sidewalk/curb repair by city expert or other independent source to determine if adequate reserves will be available or whether a special assessment is required; consider various street markings such as parking blocks for townhouse spaces marked "Reserved" or "Guest" and painting of curbs in Single Family Housing area with street address numbers.
7. Establishing a committee to investigate and apply for City of Rockville Matching Grants. <http://www.rockvillemd.gov/government/citymanager/grant.htm>
8. Establishing a committee to nominate future Board of Director candidates.
9. Development of "Board Book" containing outline of requirements, suggestions, recommendations, etc. and time-line for future Boards.
10. Consider changing Accountant since apparently didn't ask about or offer to do MD Annual Personal Property Tax Return due ever April 15th.
11. Consider retaining Legal Counsel to review legal documents to see what changes might be appropriate; advise as to whether the City of Rockville can be forced to continue maintaining the trees that abut McCormick Road and McCormick Court on that portion of private property on which the City of Rockville has an easement ("Right of Way Trees"); advise as to whether FLECA can spend funds on trimming the Right of Way Trees that are on private property and, if not, whether FLECA legal documents could be amended to so permit, and at what cost, and whether easements from single family private property homeowners would be required, and at what cost; advise as to whether the HOA is responsible for maintenance of tree limbs attached to trees on HOA property when said limbs extend beyond the FLECA property and over into private property; advise as to what action, if any, should be taken to place the private day care business on notice that it may not use FLECA property, including but not limited to the Tot Lot, without prior written permission of FLECA assuming adequate insurance and sharing of cost of maintenance/replacement; advise as to what action, if any, FLECA can take to cause the cessation door-to-door solicitations who do not have municipal permits to do so.
12. Retaining services of Surveyor to determine what is and is not FLECA property.
13. Retaining services of a management company or hiring employees to help if Members do not volunteer.

Dated: December 28, 2006 and mailed December 28, 2006.

CLIFF M. BLONDES & WILLIAM ARMBRUSTER
Acting Co-Presidents 1
flintledge_board@googlegroups.com

**FLINT LEDGE ESTATES COMMUNITY ASSOCIATION, INC.
("FLECA")
2473 MCCORMICK ROAD
ROCKVILLE, MARYLAND 20850**

NOTICE OF SPECIAL MEETING OF THE MEMBERS

NOTICE OF BOARD OF DIRECTORS MEETINGS

NOTICE OF ANNUAL ASSESSMENT

AGENDA

Notice of Special Meeting of the Members: In accordance with Article III, Section 2 of the *Bylaws*, and having received a request from at least 25% of the members of FLECA, a special meeting of the membership will be held on Tuesday, December 12, 2006 from 7:00 p.m. until 8:30 a.m. in the Council Chambers of Rockville City Hall, 111 Maryland Avenue, Rockville, MD.

OTHER ANNOUNCEMENTS AND NOTICES:

- 1. Website:** It's up-to-date as reflected on the enclosed print out of our Homepage found at <http://www.Flintledge.com>.
- 2. Board of Directors and Officers:** Enclosed is a copy of this information that now is on our website at <http://www.flintledge.com/CurrentBoardContactInfo.html>
- 3. Notice of Future Open Board of Directors Meetings:** The next two Open Board of Directors meetings will be held on December 12, 2006 starting the earlier of the end of the Special Meeting of the Members or 8:30 and will go no later than 9:00 p.m. in the Council Chambers of Rockville City Hall, 111 Maryland Avenue, Rockville, MD. and Thursday, April 5, 2007 from 7:00 p.m. to 9:00 p.m. in a room to be announced in the entrance way of Rockville City Hall, 111 Maryland Avenue, Rockville, MD. These are open meetings and all members of FLECA are invited to attend. The Board of Directors just recently learned of certain statutory notice requirements that supersede that which is required by our *Bylaws* and *Declaration of Covenants, Conditions and Restrictions* ("*Covenants*"). Henceforth, notice of all future open Board of Directors meetings must be given to FLECA members. Furthermore, the statute establishes the manner in which the Board of Directors may have a closed meeting. A link to Title 11B of the Maryland Code, Real Property Article, the *Maryland Homeowners Association Act*, can be found on the FLECA website.
- 4. Notice of Annual Assessment:** In accordance with Section 7 of Article V, Covenants for Assessments of the *Covenants*, the Board of Directors hereby

notifies the membership that the annual assessment for 2006-2007 shall be increased by Five Percent (5.00%) from the prior year's assessment.

5. Legal Documents and Statutes: All relevant documents and statutes now are available on the FLECA website, including the Amendment to the enclosed *Bylaws of Flint Ledge Estates Community Association, Inc. Adopted May 7, 2002* that was filed in Case P-350 X on October 24, 2006.

6. Insuring Financial Integrity of Officers and Directors: The FLECA insurance policy provides coverage for Employee Dishonesty, Accounts Receivables, as well as, Directors and Officers Errors and Omissions. This coverage was added back in 2002 in lieu of the discretionary bonding requirement of Article VII, Section 2(f) of the *Bylaws*. The declaration pages of this policy are available on the FLECA website.

7. Financials: Enclosed are the following financial materials: (a) the Budget for 2006-2007 that was approved at the last Annual Meeting of the Members; and (b) year to date figures of income and expenses, as well as projections.

ADDITIONAL AGENDA ITEMS FOR SPECIAL MEETING OF THE MEMBERS:

A. Current financial information.

B. Maintenance of Trees on Members Property that are in the right-of-way adjoining McCormick Road and McCormick Court.

C. Progress on getting the City of Rockville to again take responsibility for the trees described in B above.

D. Trimming of Trees on FLECA property.

E. Management of Landscaping Contract.

F. Maintenance of Front Entrance.

G. Consideration of specifying acceptable siding material to be used for replacement and/or construction, along with pre-approved colors, and textures from at least two manufacturers. Any deviation from those approved standard materials would require approval by the Architectural Control Committee in accordance with the procedures contained in Article VI of the *Declaration*.

H. Consideration of requiring trim paint colors to be restricted to those corresponding to a particular exterior siding color.

I. Consideration of requiring uniformity of exterior lighting fixtures.

J. Establishing a committee to work on City of Rockville Matching Grant Proposals, for things like exterior lighting replacement, described at <http://www.rockvillemd.gov/government/citymanager/grant.htm>

CLAYTON, NICKEL, President

Enclosures:

Printouts of Homepage and Contacts
Amendments to Bylaws
2006 Financial Statement and Budget