

ROSE HILL HOMEOWNERS ASSOCIATION

September 27, 2006

The quarterly HOA Board meeting is coming up on Tuesday, October 10, 2006. It will be held at:

K2 Development
751 Rockville Pike
Suite 11-B
Rockville, MD 20852

Dear Homeowner,

We are attaching the meeting agenda, but we also wanted to write this letter to provide the community with some additional details about the issues facing the community. As with all public meetings, anyone from the Rose Hill community that would like to participate should send a request to contact@therosehillhoa.com. Those requesting to participate will be placed on the agenda and given time to address the board. We welcome all other offline comments as well.

Change in Management Company

Liberty Management has submitted its resignation as the management company for the Rose Hill HOA. Faced with the concern of such an event, the Board had been exploring alternative management companies and has identified a replacement. We will provide additional details as the transition plan is finalized.

Rose Hill Entry Sign

The homeowner at 101 Rose Petal Way has notified the Board that there is no executed special-purpose easement on file to provide the Board/Community with access to his property to maintain one of the entry signs at the front of our community. The homeowner has retained an attorney and provided notice to the Board that any access to his property would be considered trespassing. The homeowner advised the Board/Community that it would face possible action for Trespass if it enters the 101 Rose Petal Way property to maintain the entry sign or the landscaping around that entry sign.

Subsequently, the homeowner notified the Board that he has taken over maintenance of the sign and has made slight, but reversible, alterations. The homeowner has proposed an exchange of easements or a cash settlement to rectify what appears to have been a clerical oversight.

The current Board became aware of this situation during the 2006 annual meeting held last March. Since March, the Board has been consulting with counsel, has been exploring the factual and legal bases for the homeowner's claim, and has been considering all of the Community's options.. Though the Board is unable to detail the extent of its factual and legal exploration for the

Community at this time because this is on ongoing legal dispute with a community member, the Board nevertheless deemed it appropriate to notify the community about this issue and place it on the next meeting agenda.

HOA Communications

For the past year, the Board has been maintaining a HOA website. The community now has online access to many pertinent documents, including meeting agendas, meeting minutes (once approved at subsequent Board meetings), letters sent to the community, notices from other Rockville organizations, and more. We recognize this doesn't help all community members, especially if you are not aware the site has been updated. To make the site more useful as a timely vehicle for communications, we are in the process of setting up an email listserv that homeowners can subscribe to for receiving website updates via e-mail. The Listserv will be limited to messages sent by the HOA Board and its committees.

Home-based Businesses

The Board has received some complaints about businesses being operated out of Rose Hill homes. The Board will review whether and how it should play a role in such complaints.

Fall Rose Hill Party

Finally, the HOA plans to have its annual Halloween party on Sunday, October 29th from 12:00-4:00. A Committee will be formed to handle the logistics.

Regards,

Ben Katz
President
Board of Directors
Rose Hill HOA