



METROPOLIS
4307 Gallatin Street
Hyattsville, MD 20781

December 11, 2024

MEMORANDUM

TO: ALL OWNERS, ROCKLAND RUN CONDOMINIUM
FROM: METROPOLIS CONDOMINIUM MANAGEMENT INC.
RE: 2024 RECONVENED ANNUAL MEETING, PROXY/BALLOT/ET AL



Dear Owners,

We would like to thank everyone who attended the first 2024 Annual Meeting. Unfortunately, quorum was not met. As such, the reconvened meeting will be held on:

Tuesday, January 14, 2024 at 7:00 PM!

Zoom Meeting ID: 260 375 5486

Passcode: 308480

Dial-In Number: 301 715 8592

Per the Maryland Condominium Act Section 11-109 (c) (8) (iv), whomever attends the reconvened Annual Meeting will constitute quorum. There are currently two (2) positions on the Board: 1 three-year term, and 1 one-year term. We would like to thank Ms. Evans for all her time and energy spent on the Board. Ms. Kondratyeva provided her resume and intent to run again, and Ms. Gilligan, whom the Board appointed unanimously to fill the remainder of Ms. Evans term, has also stated she will run for the position. We have included a proxy/ballot if you are unable to attend the meeting. You can either submit it via fax (301 779 4824), mail (4307 Gallatin Street Hyattsville MD, 20781) or email: Ben@MyMetropolis.net. Proxy/ballots must be received by close of business on January 14, 2025 to be counted.

Coupons have been ordered – if you do not receive them by December 20, please reach out to our office!

General Reminders:

- All Offsite Owners must provide a copy of the current executed lease to our office
- Per the By-Laws, Renters are not allowed to have pets at Rockland Run
- Please ensure that your HVAC system is checked and serviced at least once a year. We highly recommend a maintenance program that includes twice a year servicing
- Your personal HO-6 insurance should include betterments coverage for any aspect of your home which you have upgraded. If your unit would be damaged by a common element or another unit, by the documents Rockland Run is required to return it to its original state – so if you have put in work to your home, please ensure it is covered. Additionally, check with your insurance agent to ensure you have coverage of \$10,000 in case damages would stem from your unit

(OVER)

NOTICE TO ALL RESIDENTS

The natural gas supplied to your units is provided by a distribution system owned and maintained in some cases by Rockland Run Condominium. The system is continually maintained as required by law to ensure continued safety.

However, it is possible, through misuse or an accident, for natural gas leaks to occur. Gas could leak from a pipe inside the building, or an underground leak may cause gas to enter through building opening such as the foundation wall.

Recognizing and Responding to Natural Gas Pipeline Emergencies:

IF YOU SMELL GAS:

- **NO FLAMES OR SPARKS!** - Immediately put out all smoking materials and pre-existing open flames. DO NOT operate lights, appliances, telephones, or cell phones. Flames or sparks from these sources can trigger an explosion or a fire.
- **LEAVE THE AREA IMMEDIATELY!** – Get everyone out of the building or area where you suspect gas is leaking.
- **REPORT THE LEAK** – From a neighbor’s home or other nearby building away from the gas leak, call your Management Company right away. If you are unable to reach your Management Company, call 911 or your local fire department.
- **DO NOT RETURN TO THE BUILDING OR AREA** – Until your Management Company advises that it is safe to do so.
- **GET YOUR SYSTEM CHECKED** – Before you attempt to use any of your natural gas appliances, your natural gas supplier or a qualified service technician must check your entire system to ensure that it is leak free.

Call the following numbers to report any suspected leaks or problems:

Metropolis: 301-779-1800

Emergency Number: 911

Gas Supply Company: BGE 1 877 778-222

You will be asked several questions, and you may be instructed to leave the building. For your own safety, if you are told to leave the building you must comply.

You can determine if gas is causing an unsafe condition by:

SMELL: A distinctive odor has been added to the natural gas in the distribution system so that gas can be smelled long before it reaches a hazardous level. You will probably smell

this odor every time you light a stove burner because a small amount of gas escapes before ignition. If you smell this odor at any other time, there is a gas leak somewhere.

HEARING: Sometimes a gas leak will make a hissing noise. Please do not mistake the noise normally made by the heating system for leaking gas.

☒ RFA 131194 ☒

**ROCKLAND RUN CONDOMINIUM
2024 RECONVENED ANNUAL MEETING
DIRECTED BALLOT FORM**

I/WE Name(s)*: _____

Address: _____

Cast my/our vote for the following candidates at the 2024 Reconvened Annual Meeting for Rockland Run held on January 14, 2025, and any reconvened meetings thereof, as well for the purpose of achieving quorum, but checking the box in front of my selection:**

Gilligan, Kathleen

Kondratyeva, Rimma

Write-In Candidate

Write-In Candidate

Signature(s): _____

Date: _____

*If there are two owners of record (joint ownership), both names and signatures must appear for the proxy to be legitimate. If more than one proxy is presented, the one with the most recent date will be considered valid.

**Please vote for no more than two (2) candidates. Voting for additional candidates will invalidate your ballot, but will not affect the use of your proxy for quorum purposes.

ROCKLAND RUN PROXY

Alternatively, I/we appoint _____ as MY/OUR
Name of proxy holder

proxy the purpose of voting on my/our behalf in the annual election of members to the Board of Directors and any other votes which may occur. I understand that my proxy holder may change my votes for the election should they choose.

Signature(s): _____

Date: _____