



Maryland Farms CSA

11386 Cherry Hill Rd.

Beltsville, MD 20705

301-937-8167

Summer Edition 2021



Annual Meeting

Fourteen, yes, 14 people have put in their names for the upcoming Annual Meeting scheduled for September 1, 2021! As Maryland Farms CSA can only function with a Board of Directors, we are very thankful for each and every person who has put their hat in the ring. As only 5 homeowners will be voted in by you, we wanted to take a moment and ensure that you know how you may vote.

www.marylandfarms.org

Board of Directors

President

Ovrang "Ed" Sohrabi

Vice President

Irfan Khan

Treasurer

Victor Bradford

Secretary

Roger McCrady

Directors

Khalequzzaman

Chowdhury

Loriano Galeotti

Steve Greenblat

Email Address:

board@marylandfarms.org

Website:

www.marylandfarms.org

***Traducción al español
está disponible en la
Oficina de
Administración***

If you can attend the upcoming September 1 meeting you may cast your vote, then.

If you are unable to attend the annual meeting and do not wish to assign a proxy, you can drop off the completed and sealed ballot to the Site Office located at 11386 Cherry Hill Road.

If you are unable to attend the Annual meeting and wish to designate someone to vote for you, complete the provided proxy **and** the ballot. You must print your name, your Unit Address, along with signing and dating the proxy for it to be valid. You may designate another Unit Owner to be your proxy holder **or** leave the proxy holder blank, thereby designating the Maryland Farms management agent, Benjamin Colbert, as your proxy. You must vote for at least one (1) candidate for the ballot to be counted. If you vote for more candidates than vacancies on the Board of Directors, your ballot cannot be counted. Pursuant to Section 11-109 of the Maryland Condominium Act, the proxy holder must vote for candidates as designated by the Unit Owner.

The reason for assigning a proxy is if other votes would come up at the Annual Meeting that the Association as a whole would vote on. If you designate Metropolis as your proxy vote, please note we will not be voting on any motions. No business is currently scheduled for the Annual Meeting save for the election of the Board at this time.

If you have not received your Election Packet, *please* contact the Site Office as soon as possible.

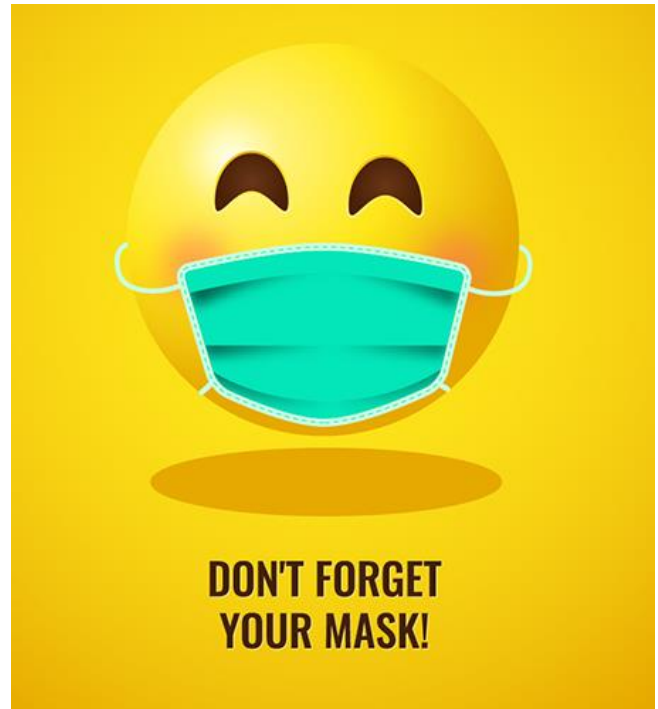
The Board President encourages all owners to VOTE!

Masks, Masks, Masks

Regardless of what we had hoped, the Delta Variant of COVID-19 has caused an upswing in cases. The Board of Directors continued to uphold the mask mandate – if you are inside of any of the buildings, masks are required. This is for everyone's safety. While the notices on the

front doors have gone missing at times, the need for wearing a mask has not decreased.

If you or a loved one need any help finding a timeslot for the COVID-19 vaccine, please contact the Site Office, or search for Vaccine Hunters on the web. And remember, a mask goes over your nose and mouth!



Balcony, oh Balcony

As many of you will recall, a unit at Maryland Farms was damaged due to a fire in late June of this year. We are very thankful that no one was injured – objects and possessions can be replaced after all, people cannot. But this is a reminder of how important that the storage rules of Maryland Farms are followed. Nothing combustible should be stored on your balcony. Your HVAC unit should be kept free and clear of any debris or items, to ensure proper air flow to and from the device. Balcony inspections do occur on a regular basis, and this is one of the main reasons why they are so important. We

don't want to lose anyone from something so easily avoidable.

Now, what *is* allowed on your balconies?

Allowed:

- Patio furniture (must be all weather, i.e., metal, vinyl, and wood) as long as it is in good condition
- Planter racks, flower boxes, flowerpots and hanging baskets if they are appropriately planted and remain inside the vertical plane of the railing. Dead plants must be removed immediately
- Bicycles that are in good repair up to two (2).
- Seasonal decorations
- Birdfeeders and houses. Birdbaths are permitted on the ground level only. They must be properly maintained

Not Allowed:

- Children's riding toys, such as big wheels, may not be kept on the balconies
- Grills/Smokers
- Anything not listed above

For the full verbiage, please see the Maryland Farms Community Services Association Balcony/Patio Rules, which were put into place in 1992.

What do you do with a 'L'?

At recent meetings, there has been a long discussion regarding the trash being placed at the 'L' next to the hatches of the trash hut. The concern has been that if small items are allowed, then increasingly larger and larger items will begin to show up – some of which may be inappropriate for the dumpsters or cost the Association additional funds due to weight. A good rule of thumb is if it doesn't fit in the hatch, it doesn't belong in the dumpster.

There was some discussion about a 'dumpster' day – keep an eye out for that! But it does lead into...

Fines Versus Self-Help Charge

This was also a hot item, the difference between the charge of a 'fine' and the 'self-help charge'. In general terms, a fine is applied when a homeowner or resident breaks one of the rules or regulations of Maryland Farms. This has a process and allowance to cure – if a homeowner needs to replace their window for example.

A self-help charge is when the Association incurs a cost that is directly linked to their actions. If a someone breaks one of the glass panes on the front door, they would be assessed the cost of repair. Or if they would leave out trash, they can be charged the labor/cost to have it removed. The self-help charge is way for the Association to move quickly but still hold the responsible party liable. No one would like if an old sofa was on the common area for weeks if the Association had no recourse but to follow the Fining Due Process requirements. It is not a means to punish, but just another method of accountability.



HELLO EVERYONE!

Late Summer ... August

Tolerable sleep, awakening flowers such as mums, sunflowers and more. Good reads, delicious foods, community activities and pets. Welcoming new seasons and enjoying holidays.

See you on the grounds.

Mary Washington

Beautification Committee Chairperson

QUOTE: "When we do the best we can, we never know what miracle is wrought in our life, or in the life of another."

Helen Keller

Former Perkins Student

Ref: Simple Abundance

We have been looking into the hydro jetting of mains in all the buildings.

We are looking into the cost of repainting the fascia board and the front wooden area of each building or replacing it with vinyl.

While unfortunately we could not get a lifeguard this year due to the pandemic, we are in talks with other companies for 2022!

The dog park, gym, and other projects are still in the wings.

And lastly, thank you again for everyone who filled out the recent survey, we appreciate your input!



Projects, Projects, Projects

And, last but not least, we would like to thank **everyone** for their compliance and understanding with the asphalt project. The Association, by making spaces equal in size, was able to add a few more spots