

METROPOLIS

4307 Gallatin Street

Hyattsville, MD 20781

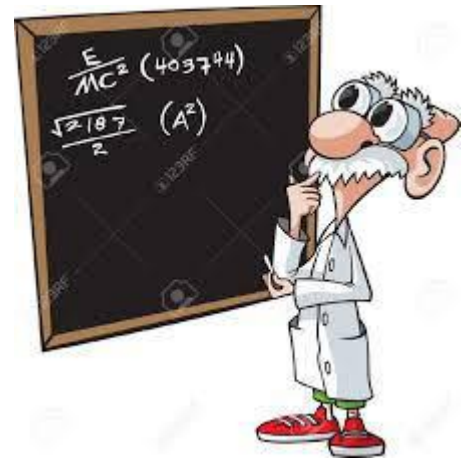
January 13, 2017

MEMORANDUM

TO: ALL UNIT OWNERS, MARYLAND FARMS CSA
FROM: METROPOLIS CONDOMINIUM MANAGEMENT
RE: 2017 ASSESSMENTS

Dear Owners:

A memorandum was recently issued to the community giving out the assessment values for 2017. Thanks to the watchful eye of some owners, we discovered that the complex calculation needed to identify the charge for each unit type was incorrect for some of the units. We thank those owners for sharing their calculations.



So, let's start with how we determined how the percentage decrease was calculated. The Association has eight different unit billing types. Because the Association went through a number of phases of development, the percentage for each unit type has changed repeatedly. The final percentages were figured based on past assessment billings (not including the CSA) and came out as:

<u>2016 Assessment</u>	<u>Number/Units</u>	<u>Unit Type Percentage (Total)</u>
296	5	.005918
335	5	.006697
371	131	.194322
447	13	.023234
462	206	.380528
509	11	.022387
521	153	.318718
574	21	.048196

The Board of Directors adopted a 3% decrease in assessments for 2017, excluding the CSA. The CSA is staying at \$20 per unit per month. Now comes the math part. Here is how the monthly assessment values are calculated:

(2017 Budgeted Condo Fee – CSA Budget) x Unit Type Percentage = Unit Type Annual Assessment
Unit Type Annual Assessment/Number of Units/12 = Monthly Assessment per Unit
Round Assessment to Nearest Whole Dollar

So, the 2017 monthly assessments are as follows:

<u>2016 Assessment + CSA</u>	<u>2017 Assessment</u>	<u>2017 Assessment plus CSA</u>
\$316.00	\$286.00	\$306.00
\$355.00	\$323.00	\$343.00
\$391.00	\$358.00	\$378.00
\$467.00	\$431.00	\$451.00

\$482.00	\$446.00	\$466.00
\$529.00	\$491.00	\$511.00
\$541.00	\$503.00	\$523.00
\$594.00	\$554.00	\$574.00

Based on your 2016 payment, you can see your new 2017 payment in the third column.

You may have already received a coupon book on blue paper. If you did, you can toss that away! Keep your eye out for the replacement coupon book on pink paper. This book will show your assessment plus CSA Fee as noted above in the third column. And, Management is paying for the replacement coupon books and postage. We are working to promptly get you the pink coupon books and thank the Board of Directors and community for their understanding.

What if you've already paid the figure from the blue coupon book? Just add the difference to your February payment.

We very much appreciate the communication from the membership. If you have any questions, please don't hesitate to contact our office.

☒☎ Please refer to RFA #136565 on related inquiries. ☎☒