



Condominiums
11386 Cherry Hill Rd, Beltsville, MD 20705-3701
Phone: 301-937-8167, Fax: 301-937-8096
service@marylandfarms.org

IMPORTANT INFORMATION ENCLOSED
**NOTICE OF ANNUAL
MEETING**
PLEASE DO NOT DISCARD

April 23, 2018

Dear Owner,

TIME AND PLACE: Notice is hereby given that, pursuant to the call of the Secretary, and in compliance with Article IV, Section 4 of the Bylaws of Maryland Farms Community Services Association Inc., Maryland Farms Phase I, Inc., Maryland Farms Phase II, Inc., and Maryland Farms Phase M, Inc., the 2018 Annual Meeting will be held in the Community Center on Wednesday, May 16, 2018 at 8:00 P.M. Registration will commence at 7:00 P.M.

PROXY/BALLOT: The Official BALLOT is the embossed copy included in this mailing. Copies will not be accepted. Please fill out the BALLOT, place it in the envelope provided. Also, complete the PROXY and enclose it in the envelope. Finally, complete the information on the back of the envelope and sign where indicated. Without your signature, the BALLOT will not be counted. Please mail or bring the filled-out envelope to the Maryland Farms office or mail to: Maryland Farms CSA, Inc., 11386 Cherry Hill Rd, Beltsville, MD 20705-3701; or bring it to the meeting.

PURPOSE: The purpose of this meeting is to consider any business that may properly come before the meeting and to elect:

- ✓ Three Directors to the CSA Board to fill three 3-year terms. These vacancies are created by Shirley L. Brown, Steve Greenblat and Roger McCrady respectively.
- ✓ Three Directors to the Phase I Board to fill one 3-year term, one 2-year term and one 1-year term.
- ✓ Three Directors to the Phase II Board to fill one 3-year term, one 2-year term and one 1-year term.
- ✓ Three Directors to the Phase M Board to fill one 3-year term, one 2-year term and one 1-year term.

CANDIDATES: Nomination applications were received from the following owners by required deadline:

Candidate- Shirley L. Brown - CSA Board
Candidate- Steve Greenblat - CSA Board
Candidate- Roger McCrady - CSA Board

The candidates' biographies are enclosed, Nominations will also be accepted from the floor the night of the Annual Meeting. This meeting is the most important one of 2018. Owners are requested to elect the owners in the community that they wish to serve as their representatives. These elected members will be responsible for setting the policies under which the Association will operate.

QUORUM REQUIREMENT: To call the meeting to order, there must be a quorum of 51% of the owners present in person or by proxy. A proxy envelope has been enclosed for your convenience if you are unable to attend the meeting.

If a quorum is not obtained at this meeting pursuant to the Associations governing documents, an additional meeting may be called as authorized by Section 11-109(c) of the Maryland Condominium Act. At the additional meeting, the unit owners present in person or by proxy will constitute a quorum. Unless the Bylaws provide otherwise, a majority of the unit owners present in person or by proxy at the additional meeting may approve or authorize the proposed action at the additional meeting and may take any other action that could have been taken at the original meeting if a sufficient number of unit owners had been present.

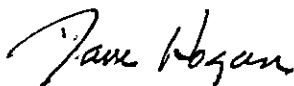
If an additional meeting is required, notice of the time, place and purpose of the additional meeting will be mailed to all owners at least fifteen (15) days prior to the meeting. Homeowners present in person or by proxy at that time will constitute a quorum. The election of Directors will then be held. The Association will incur substantial additional costs if a quorum is not attained on May 16, 2018 and the meeting is rescheduled for a later date.

ELIGIBILITY: Please note that owners may not vote if they are more than sixty (60) days delinquent in any payment due or if a lien exists on their property and the amount necessary to release the lien has not been paid by the time of the meeting.

ELECTION: Candidates elected to the Board will be seated on the Board at the close of this Annual Meeting. Officers will be elected by the Board members at the organizational meeting of the Board typically held at the close of this Annual Meeting or held within ten (10) days of the election, as required by the Maryland Farms Bylaws, Article V, and Section 9.

MISCELLANEOUS: Enclosed is an Agenda outlining the order in which business will be conducted at the May 16 Annual Meeting as noted in the Bylaws as well as a flyer about Meet the Candidates Night on Wednesday May 9. The Board of Directors looks forward to your attendance at both meetings and your continued interest in the community.

Sincerely,



David A. Hogan
Chairman, Elections Committee

MARYLAND FARMS ELECTION "2018"

APPLICATION FOR NOMINATION

General Information:

1. Nominee must complete Section A below. See Maryland Farms CSA, Inc. Bylaws and Maryland Farms Phase Bylaws, Article IV for qualifications.
2. Nominee must indicate by check mark which position(s) they are applying for.
3. Nominee must obtain three endorsements from condominium owners. Endorsements for Phase Boards must be by the owners within that Phase.
4. Nominee should submit a brief biography. The biography should not exceed 400 words.
5. Nominee must return this application and biography (in person or by mail) to the Maryland Farms CSA, Inc Office: 11386 Cherry Hill Road, Beltsville, MD 20705, no later than 5:00 p.m. on Wednesday, April 11, 2018.
6. Nominations will be accepted from the floor and write-in votes will be allowed at Maryland Farms Annual Meeting and Elections.

I am running for CSA X Phase I Phase II Phase M

SECTION A: (ENDORSEMENTS) PLEASE PRINT OR TYPE:

NAME	ADDRESS	SIGNATURE (Do not print)
Roxana Lorena Pérez	11342 Cherry Hill Rd unit 202	<i>Roxana Pérez</i>
Rosa deGoey	11362 - 203	<i>Rosa deGoey</i>
Shirley L. Brown	11358 CHERRY HILL Rd. ^{unit} 102	<i>Shirley L. Brown</i>

Steven T. Greenblat
Signature of Nominee

4-9-18
Date

Candidate's Biography:

Steven T. Greenblat, Board Member for past 3 years.
Attorney, Private Practice since 1987. Adjunct Prof. Bowie
State University since 2013. Property owner at
11346 Cherry Hill Rd. 25+ years.

(Use Back of sheet if more space is needed)

MARYLAND FARMS ELECTION "2018"

APPLICATION FOR NOMINATION

General Information:

1. Nominee must complete Section A below. See Maryland Farms CSA, Inc. Bylaws and Maryland Farms Phase Bylaws, Article IV for qualifications.
2. Nominee must indicate by check mark which position(s) they are applying for.
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I am running for CSA ☒ Phase I ☐ Phase II ☐ Phase M ☐

SECTION A: (ENDORSEMENTS) PLEASE PRINT OR TYPE:

NAME	ADDRESS	SIGNATURE (Do not print)
ROSA DEGOEY	11362-203	Rosa deGoey
DONNA KEMMERLE	11312-204	Donna Kemmerle
Bonnie Johnson	11368 - 204	Bonnie Johnson

Shirley L Brown
Signature of Nominee

4-9-2018
Date

Candidate's Biography:

This is submitted for consideration to server another term as Treasurer; I have worked steadfastly with the Board of Director to make our development a safe and clean place to live.

During my tenure as Treasurer; we have been successful in implementing the following

Enhancement at Maryland Farms: *Installed Security Cameras, *Installed Entry Hall Doors Locks,

*Installed New Carpet in Hallways, *Decreased Condo Fees for 2 years, *fully funded Budget Reserve.

If I am Re-elected I will continue to work with the board to ensure Maryland Farms moves forward on a positive path.

Regards,

MARYLAND FARMS ELECTION "2018"

APPLICATION FOR NOMINATION

General Information:

1. Nominee must complete Section A below... See Maryland Farms CSA, Inc. Bylaws and Maryland Farms Phase Bylaws, Article IV for qualifications.
2. Nominee must indicate by check mark which position(s) they are applying for.
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I am running for CSA ☒ Phase I ☐ Phase II ☐ Phase M ☐

SECTION A: (ENDORSEMENTS) PLEASE PRINT OR TYPE:

NAME	ADDRESS	SIGNATURE (Do not print)
DONNA KEMMERLE	11312-204 CHA	Donna Kemmerle
SHIRLEY L. BROWN	11358-102 CMR	Shirley L. Brown
Bonnie Johnson	11368 Cherry Hill Rd.	Bonnie Johnson

R. J. Mc
Signature of Nominee

4-10-18
Date

Candidate's Biography:

I have served on the Board of Directors for Six Years. In that time, we have seen a great deal of positive change. Please vote for me again!

(Use Back of sheet if more space is needed)



CONDOMINIUM

11386 CHERRY HILL RD. BELTSVILLE, MD 20705
Phone: 937-8167, Fax: 937-8096

May 18, 2018

ANNUAL RECONVENED MEETING NOTICE

The regular scheduled Annual Meeting of the Maryland Farms Community Services Association, Inc., Phase I, Phase II and Phase M, originally set for May 16, 2018 has been rescheduled due to lack of quorum. The new date for the Annual Meeting is Wednesday, June 13, 2018 at 7:00 P.M. in the Community Center.

This second meeting will take place pursuant to the original Annual Meeting Notice and as authorized by Section 11-109 of the Maryland Condominium Act.

At the new meeting, the quorum will consist of the members present in person and by proxy, even if the number is less than the number stated in our governing documents; and unless the bylaws otherwise provide, a majority of the owners present in person or by proxy may approve proposed actions at the additional meeting. The main order of business will be the election of new board members.

We look forward to seeing you.

A handwritten signature in cursive script that reads "David A. Hogan".

David A. Hogan

Chairperson, Election Committee



MARYLAND FARMS

COMMUNITY SERVICES ASSOCIATION, INC.

AND

MARYLAND FARMS PHASE I, INC.

MARYLAND FARMS PHASE II, INC.

MARYLAND FARMS PHASE M, INC.

RECONVENED ANNUAL MEETING AND ELECTIONS OF DIRECTORS

WEDNESDAY, JUNE 13, 2018

COMMUNITY CENTER

REGISTRATION, VOTING AT 7:00pm-8:00pm

MEETING AT 8:00pm

AGENDA

- A. Roll call and certificate of quorum
- B. Proof of notice of meeting or waiver of notice
- C. Election or appointment of Inspectors of Elections
- D. Reading and disposal of minutes of preceding meeting
- E. Reports of committees
- F. Reports of Officers and Management Agent
- G. Unfinished Business
- H. Election of Directors
- I. New Business
- J. Adjournment

Air BNB

Mr. Rudy has been ill
Cyan Pepper
Mr. Johnson talked

**ALL COMMUNITY OWNERS
ARE URGED TO ATTEND**

11356