



**METROPOLIS**

4307 Gallatin Street

Hyattsville, MD 20781

April 27, 2026

## MEMORANDUM

TO: ALL OWNERS, MARYLAND FARMS COMMUNITY SERVICE ASSOCIATION  
FROM: METROPOLIS COND OMINIUM MANAGE  
RE: 2026 ANNUAL MEETING, PROXY/BALLOT

Dear Owners,

We would like to remind everyone of the upcoming Annual Meeting! This year the Annual Meeting will be held virtually via Zoom as permitted by Section 11-139.3 on:

**Wednesday, May 27, 2026 virtually at 7:00 PM!**

<https://us06web.zoom.us/j/4271670186>

In accordance with the newly enacted § 11-109(c)(17) of the Maryland Condominium Act (the "Act"), the Association is employing the 3<sup>rd</sup> party election company *Complete Condo-HOA Election Help, LLC*. In addition to § 11-109(c)(17) of the Act, the annual meeting must be held in concert with other sections of the Act, including, but not limited to, §§ 11-109(c)(9), 11-139.2, and 11-139.3. The Association had legal counsel review the process to ensure compliance.

How to Vote:

Option 1: You attend the Zoom meeting and cast your vote.

Option 2: Vote by Proxy. In accordance with the Maryland Farms by-laws, if you are not attending the meeting, you may submit a proxy naming another owner as a proxy holder. Note that the law requires that it be a *directed proxy*—meaning you must record your vote for candidates on the proxy. Your proxy must be received by Complete Condo-HOA Election Help, LLC by 5 PM EST on Tuesday, May 26, 2026 or it will be considered invalid. Please take a moment to help us reach quorum and return the form. You may also drop your sealed proxy off at the Site Office, located at 11386 Cherry Hill Road.

Email [Vote@completeelectionhelp.com](mailto:Vote@completeelectionhelp.com)

Mailing Address: Brookside Annual Meeting P.O. Box 22, Pasadena, MD 21123

If quorum is not met at the May 27 meeting, the reconvened meeting will be held on **June 23, 2026 at 7:00 PM via the same zoom link**. Per the Maryland Condominium Act Section 11-109 (c) (8) (iv) whomever attends the reconvened will constitute quorum.

We look forward to seeing everyone on May 27, 2026!

☒☎ RFA 137244 ☎☒