

Martin Meadows Home Owners Association

Annual Fall Meeting

Thursday Oct. 28th, 6:30pm – 7:45pm

The Fallston Branch of the Harford County Library

Martin Meadows Home Owner,

Another year is drawing to a close and in accordance with our By-Laws; the Martin Meadows Board of Directors (BOD) will be holding its annual fall HOA meeting on Thursday, Oct. 28th at the Fallston Public Library from 6:30pm-7:45pm. All homeowners are welcome and encouraged to attend.

This falls agenda is enclosed and includes discussions on several topics as well as a formal vote on a front entrance sign. In order to have a productive meeting we will require your attendance either in person, via a designated proxy, or via the attached proxy ballot. In addition, many topics can lead to an impromptu vote which is not possible without a Quorum present (excluding proxy ballots). Please try to make the meeting if possible.

In the event you or a representative cannot attend, there is a proxy ballot enclosed to vote on the commencing of the front entrance sign. This vote will be simply to agree to build one at the special assessment rate of a maximum of \$250/home in addition to the annual HOA dues of \$322/home. Please fill out the ballot, sign and date, and either email to the BOD, have a neighbor take it to the meeting, or send to First Real Estate Management. The BOD will also be taking nominees at this time for two upcoming open "seats". (Positions within the board are not permanently assigned.) The scheduled timeline for this is also on the agenda.

As you can see this meeting will be interesting with at least one topic that involves a special assessment. Please try to make the meeting as this is your time to make decisions that directly affect your neighborhood. We, as the BOD, cannot be effective without participation from you.

Sincerely,

Glen Gregory

President, Martin Meadows BOD
1435 Martin Meadows Dr.

CC:

First Real Estate Management
5304 Dorsey Hall Drive
Ellicott City, MD 21042
410-730-9531 (phone)
410-730-7903 (fax)

10/12/2010

Martin Meadows Homeowners Association, Inc.

Proxy Ballot - Fall 2010

Please check if you would like the Martin Meadows Homeowners Association Board of Directors to place your vote or name a specific individual to be your proxy:

Proxy Name: _____

I name the above with full power of substitution, to cast all votes, which the undersigned is entitled to, on the matters that come before the Martin Meadows HOA Meeting on October 28, 2010.

The undersigned instructs such proxies to vote as specified below with the understanding that, unless no choice is specified, this proxy will cast a vote as indicated below.

Topic	FOR	AGAINST
Special assessment of at most \$250 per household for an entrance sign for Martin Meadows.		

Please specify your choices above, sign, date, and print name and address below. Only one ballot may be returned per Martin Meadows residence.

Signed:

Date:

Print Name and Address:

Martin Meadows Homeowners Association, Inc.

Semi-Annual Meeting

Agenda

DATE: Thursday, October 28, 2010

TIME: 6:30-7:45PM

PLACE: Fallston Branch of the Harford County Public Library

1461 Fallston Road, Fallston, MD 21047

410-638-3003

1. Opening Remarks
 - a. Call to order by Board of Directors President (Glenn Gregory)
 - b. Current BOD introductions
 - c. Membership introductions
2. Verification of Quorum (20% of homeowners)
3. Review Nomination Process and Election Schedule – Glenn Gregory (2 Year Term, March 2011 through March 2013)
 - a. Nominations Due January 1, 2011
 - b. Response to Nomination by February 1, 2011
 - c. Formal Election Vote, March 2011
4. Review Budgets – Tim Kogler
 - a. 2010 Actual Budget
 - b. 2011 Proposed Budget
5. Update on County Take Over of Martin Meadows Roads – Glenn Gregory
6. Review Architectural Guidelines – Kevin Clark
 - a. Methods of Submission
 - i. U.S. Mail to Management Company
 - ii. Via Email to MartinMeadowsBOD@gmail.com
7. VOTE: Go/No Go vote on Martin Meadows Entrance Signage – Glenn Gregory
 - a. Examples will be available on the web site and at the community Meeting
8. Community Concerns Submission Process – Robert Tewey
 - a. Methods of Submission
 - i. Anonymously through Management Company
 - ii. Via Web Site
 - iii. Via Email to MartinMeadowsBOD@gmail.com
 - b. All concerns submitted formally will have a formal response recorded
9. Homeowners Comments (Limited to 5 minutes each)
10. Adjournment, NLT 7:45 PM

Martin Meadows Homeowners Association, Inc.

Dear Martin Meadows Resident,

The Martin Meadows Homeowners Association Nominating Committee hereby calls for nominations for candidates to run for two (2) open seats on the Board of Directors. If you would like to nominate yourself or another owner you must do so in writing or via email to MartinMeadowsBOD@gmail.com. All nominations must be received on or before January 1st, 2011 to be consider by the Nominating Committee. Enclosed is the formal nomination form which is also available on www.martinmeadows.com.

Once all nominations have been received we will contact each nominee to obtain a resume and their consent to run for an office. All resumes must be received no later than February 1, 2011. Candidate resumes will be distributed to the Martin Meadows community prior to the March 2011 Semi-Annual Meeting where a formal vote for new board members will take place. The term of the new board members will be 2 years and will start March 2011 and continue until March 2013.

Martine Meadows Homeowners Association

Nomination form for Perspective Board Members

Please fill in your contact information below:

Name: _____

Phone: _____

E-Mail: _____

Address: _____

I am pleased to submit my name in nomination to serve on the Board of Directors for Martin Meadows Homeowners Association.

I am pleased to nominate the following Martin Meadows Homeowners to serve on the Board of Directors for Martin Meadows.

All nominees will be contacted by the Nomination Committee to ensure they are both willing and able to serve on the Martin Meadows Board of Directors for a 2 year term.