



**Abaris Real Estate Management, Inc.**  
1101 Wootton Parkway # 820, Rockville MD 20852  
Maryland: 301-468-8919 • Fax: 301-468-0983  
Virginia: 703-437-5800  
abarisrealty.com

August 4, 2026

Dear Lakelands Ridge HOA Homeowners,

In accordance with the documents which govern the HOA, this letter will serve as official notification of the Annual Meeting which will be held in person and virtually via ZOOM on Tuesday, October 6, 2026 at 7:30 PM, immediately following the regular Board meeting at 7:00 PM. Members may participate in the meeting in person at the community clubhouse located at 100 High Gables Drive, Gaithersburg, MD or virtually by video conference or by phone using the following link or call instructions:

<https://abarisrealty.zoom.us/j/5311631097?pwd=K1ZxczFXUjZldldWWjJUaGtFdUxOUT09>

**Dial-in:**

**Phone: 301 715 8592**

**Meeting ID: 531 163 1097**

The purpose of the Annual Meeting will be to elect two (2) members to the Board of Directors of the Association for 3-year terms. The positions are currently held by Julina Liefer and Jeff Reisner. If you are interested in serving as a Director on the Board, please complete the enclosed Nomination Application and return it to Abaris at the following address, fax number or email:

Abaris Real Estate Management  
1101 Wootton Parkway, Suite #820  
Rockville, MD 20852  
Fax: 301-468-0983  
Email: [customercare@abarisrealty.com](mailto:customercare@abarisrealty.com)

**NEW MARYLAND LAW ON BOARD ELECTIONS:**

A new law was recently passed in Maryland which requires Board elections, including the collection and counting of ballots and certification of results, to be conducted by independent parties who:

- Are not candidates in the election
- Do not have a conflict of interest regarding any candidate in the election
- Are not affiliated with the Management company or a current Board member
- An owner is an independent party if the owner meets the above requirements and does not electioneer for any candidate and is not subject to an objection by more than 25% of the eligible voting members

The Board of Directors is considering the use of third party electronic voting companies to conduct the upcoming election which will be an unbudgeted expense for the Association that will cost approximately \$800. **Any owner who is an independent party meeting the above requirements who is interested in serving as the Inspector of Election should voice their interest by emailing [customercare@abarisrealty.com](mailto:customercare@abarisrealty.com)** The Inspector of Election will be the recipient of all homeowner votes and will count the votes following the Annual Meeting and provide the election results to Abaris to be announced to the community.

To ensure that your name is placed on the ballot, please return your Nomination Application **no later than Friday, September 4, 2026**. A second notice which will include the proxy/ballot and agenda for the Annual Meeting will be mailed to all owners prior to the meeting date. Please mark your calendar to participate in the upcoming Annual Meeting and I hope you are all enjoying the summer!

Sincerely,

Andrew Moorman, CMCA  
Community Manager

**LAKELANDS RIDGE HOA  
BOARD OF DIRECTORS  
NOMINATION APPLICATION**

I, \_\_\_\_\_, hereby submit my name for consideration  
of nomination for the Board of Directors of the Lakelands Ridge HOA election.

Occupation: \_\_\_\_\_

\_\_\_\_\_

Education: \_\_\_\_\_

\_\_\_\_\_

Experience: \_\_\_\_\_

\_\_\_\_\_

Outside Activities: \_\_\_\_\_

\_\_\_\_\_

Attributes which contribute to the effectiveness of the Board: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

**PLEASE RETURN NO LATER THAN FRIDAY, SEPTEMBER 4, 2026 TO ABARIS REAL  
ESTATE MANAGEMENT INC., 1101 Wootton Parkway, Suite #820 Rockville, MD 20852 OR  
BY FAX (301)468-0983 OR BY EMAIL [customercare@abarisrealty.com](mailto:customercare@abarisrealty.com)**