



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

September 8, 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 who are both seeking re-election and their nomination applications are enclosed for your review. Nominations will also be taken from the floor at the meeting. Please note that any person(s) nominated from the floor at the Annual Meeting must be an owner in good standing and present at the meeting to accept the nomination in order to run for the Board.

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

After careful consideration, the Board of Directors has decided to use the services of the VoteHOANow online election platform, to tabulate the electronic votes. If we have your email address on file, you will be sent an email from VoteHOANow in the coming days inviting you to cast your vote, which can be done from the comfort of your home. **Electronic voting is expected to open by Friday, September 18, 2026 or sooner and only one vote per household is permitted.** Voting instructions with a QR code to access the electronic voting platform will be sent out by email blast and also posted on the HOA's website. If you have any election questions related to the new election platform after you receive your email invitation or postcard, please email VoteHOANow Support directly at the email provided with the voting instructions.

All nominated candidates, including those nominated from the floor at the meeting, may receive votes by members present in person or by directed proxy and by online votes using VoteHOANow up until 11:59 PM on October 6, 2026. The election results will be announced to the community via email blast as soon as the votes are tabulated, which is currently estimated to be on October 7, 2026. We encourage all homeowners to participate in the election process!

A quorum of 10% of Owners is required by the Association's Bylaws to hold the Annual Meeting. If the number of members present at the meeting is insufficient to obtain a quorum, an additional meeting may be called in accordance with the requirements of Section 5-206 of the Maryland Non-Stock Corporate Article, and those in attendance at that subsequent meeting will constitute a quorum. As such, please note that if quorum is not obtained at the meeting as originally scheduled, the Association intends to hold a recalled meeting at 7:00 pm on December 1, 2026. On behalf of the Board, I thank you for your attention to this important matter and look forward to your participation in the upcoming Annual Meeting!

Sincerely,

A handwritten signature in black ink, appearing to read 'AM', written in a cursive style.

Andrew Moorman, CMCA
Community Manager

LAKELANDS RIDGE HOA

ANNUAL MEETING

TUESDAY, OCTOBER 6, 2026

7:30 P.M.

COMMUNITY CLUBHOUSE
100 HIGH GABLES DRIVE

HELD IN PERSON AND VIRTUALLY

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

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AGENDA

- I. Proof of Quorum
- II. Approval of Minutes of Preceding Annual Meeting (enclosed)
- III. Financial Update (enclosed)
- IV. Election
 - a) Two nominations previously submitted
 - b) Nominations from the floor
 - c) Statements from candidates running
 - d) Election of Two Directors
- V. Report from Board of Directors
- VI. Old Business
- VII. New Business
- VIII. Adjournment



HOMEOWNERS ASSOCIATION

Home Owners Annual Meeting

October 7, 2025

Essie called the October 2025 Annual Meeting to order at 7:39 pm

The quorum has been met, we have 73 proxies plus the people in attendance.

As there were no questions or comments on the minutes from last year's October Annual meeting, Jeff made a motion to approve the minutes. Essie seconded and the motion passed with all ayes.

President's Report: Big event for us this year has been the loss of our clubhouse use because of the damage to the entry control system. Jeff Reisner has been a MVP for getting us through this entire process, finding an appropriate new system, getting it installed and always being available when needed.

We've been working on the petitions for enhanced safety at the High Galbes/Great Seneca intersection.

An email blast clarifying the right-of-way protocol for those exiting left onto Great Seneca Highway was sent to all residents. The cars coming from the north on Great Seneca Highway turning left to enter High Gables always have the right-of-way.

Since there is an election coming up in November maybe we should consider soliciting the candidates for their help with the traffic safety issue. The city can support us but they can't help us directly. We need to get the support of the county councilmen. It has been pointed out that the closer to Germantown you get the

lower the speed limit is. We need to advocate the idea of a lower speed limit in our area. Beth asked if anyone had reported our problem at the monthly County Council Meetings. This a good idea and will be considered. We are continuing to get more people to sign the petitions, primarily the single-family home residents. We may be able to get more when the clubhouse key fobs are distributed. Non-residents, such as guests, delivery and service people can also sign this petition.

New Business:

1. Election of Officers: Two positions are expiring this month. They are currently held by Barbara and Essie who are both seeking reelection. Shireen asked for nominations from the floor. Not hearing other nominations, or any questions for the candidates, the floor was closed and the election of the 2 winners will be announced 24 hours after the meeting.
2. Nancy Leiby requested that someone take a look at the parking lot on the south side of building 1. It is extremely dark there and she believes that there needs to be a light right on that corner just to the right as you turn the corner to go back into the parking area. We will check into that.
3. David Batlin said he would like Abaris or FSC to let the homeowners know when they are going to put down ground treatment such as fertilizer because if grass is planted immediately before or after the treatment the new grass won't grow. Andrew will ask FSC to let Abaris know so they can forward that information to the owners.
4. Nancy Leiby has observed that RRR is not always keeping the trash separate from the recycling. Abaris has already been questioned about that and it's because the recycling has been contaminated because someone put trash in the recycling container. However, Nancy said she has actually seen them dumping the trash into the recycling truck.

As there was no other business, a motion to adjourn was made by Jan and seconded by Barbara, meeting adjourned at 8:08pm.

Respectively submitted by,

Julina Liefer

LIST OF ATTENDEES
October 7, 2025
ANNUAL HOMEOWNERS MEETING

ABARIS

Shireen Ambush
Kaitlyn Ambush
Andrew Moorman

BOARD MEMBERS

Essie Schloss
Jeff Reisner
Julina Liefer
Barbara Kupperman
Jan Jaret

HOMEOWNERS

Linda Reisner
Andi Drimmer
Hugh Hunt
Tony Brown
Beth Price
Laura Strombotne
Andy Loeb
Natalie Weber
Linda Artz
Ilene Leven
Sandra Wexler
Edna Frazier
Ronnie Todywala
Kelli & Chris Phillips

Nancy Leiby
David & Janet Batlan
Rito Samai
Georgia Lohere
Diane Jacobson
Shelley Goldstein
German Salguero
Jody Rosenblum
Avin Lalmansingh
David Chan
Mamta Kukreti
Harriet Garber
Barbara Seubert

LAKELANDS RIDGE HOA BOARD OF DIRECTORS NOMINATION APPLICATION

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

Occupation: Retired Economist

Education: BS Economics – University of MD

Experience: US Census Bureau, Pittsburg, KS: Statistical Clerk 4 years - US Department of Labor, Washington, DC – Supervisory Economist/Branch Chief for Consumer Price Index Data Collection Procedures & Planning – 34 years. I have served as the Board President of Condo IV for 6 years. For the past 5 years I have served as Secretary of the Lakelands Ridge HOA

Outside Activities: I delight in being a grandma, attending various school activities and traveling with my 2 grandkids. I served as an Election Judge for 27 years. I enjoy various types of volunteer work including preparation of lunch/dinner for the homeless shelter & coordinate collection of Angel Tree holiday gifts for kids. I volunteer as a teacher's helper at a local elementary school, I'm a member of the Adopt-a-Teacher program for MoCo schools, I help with the needs of the QOHS Marching Band, and work traffic control at the annual Kentland's 5K.

Attributes which contribute to the effectiveness of the Board: My duties in my current position as HOA Board Secretary include documenting the Board's meeting by preparing minutes that include the discussions and deliberations during the meeting for circulation and filing. I work closely with other board members applying my problem solving and managerial skills honed in my prior job. I am always attentive to owner's comments and suggestions, and take on various tasks striving to find solutions suitable to a variety of homeowners. When issues are under discussion, I consistently prioritize solutions that serve the greater collective interest of the entire community.

SIGNED: Julina Liefer

DATE: September 1, 2026

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

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

Occupation: Retired - Facilities Management and Engineering

Education: BS Mechanical Engineer - Carnegie Mellon University; MBA, University of Pittsburgh.

Experience: Having many years of plant engineering and project management experience I will
use that expertise to make certain that Lakelands Ridge remains a top-notch place to live.

Outside Activities: _____

Attributes which contribute to the effectiveness of the Board: Having served almost 8 years on the HOA
Board, I would like to continue representing the entire Lakelands Ridge community. I believe
my technical and professional background has benefitted the HOA. As a long-term member
of the Architectural Control Committee, I also want to make certain that concerns of the
single-family homeowners are voiced and represented in Board decisions.

SIGNATURE _____

DATE 08/31/2026

**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 customer care@abarisrealty.com**

Lakelands Ridge HOA

Financial Report Summary — July 2026

Prepared from the financial statement issued by Abaris Real Estate Management, Inc. (Daniel Kunjoo, Senior Property Accountant) for the period ended July 31, 2026. Statements are prepared on a modified cash basis (revenues when received, expenses when paid, except reserves).

1. Executive Summary

- Total cash on hand: \$654,498.18
- Total assets: \$661,614.14 | Total liabilities: \$1,580.92 | Total equity: \$660,033.22
- Year-to-date revenue: \$250,652.61 | Year-to-date expenses: \$254,305.70
- Year-to-date result: net deficit of (\$3,653.09), versus a small budgeted surplus of \$15.05 — unfavorable by \$3,668.14
- Current-month (July) result: deficit of (\$18,082.68) vs. a near break-even budget — driven largely by a one-time \$13,150 annual pool management contract
- Outstanding homeowner delinquencies (AR): \$1,398.96 — a very low balance across only 3 properties
- Replacement reserve balance: \$509,743.79, plus smaller earmarked reserves (sidewalk, equipment, insurance, storm water, asphalt, retaining wall, recreational facility, water/sewer lines)

The Association's cash position and reserves remain strong. The modest year-to-date operating deficit is a timing issue driven by irregular annual/seasonal expenses (pool contract, snow removal, elliptical machine purchase) rather than a structural budget problem, and is not a cause for concern given the healthy reserve balance.

2. Cash Position

As of July 31, 2026, the Association held \$654,498.18 in cash across one checking account and three money market accounts:

Account	Institution	Balance
Operating Checking (...2339)	National Cooperative Bank	\$978.13
Reserve Money Market	Ampersand Bank	\$255,170.98
Reserve Money Market	Capital Bank	\$173,141.61
Reserve Money Market	Forbright Bank	\$225,207.46
Total Cash		\$654,498.18

The Ampersand Bank balance is held via the AmpersandALIGN deposit program, which spreads funds across six FDIC-insured partner banks (Bank of Houston, Bank of New England, Midland States Bank, NexBank, Old National Bank, and United Fidelity Bank) to maximize deposit insurance coverage.

3. Income Statement — Summary of Revenues and Expenses (YTD)

Category	Actual	Budget	Variance
Total Income	\$250,652.61	\$244,034.63	\$6,617.98
Administrative	\$39,194.25	\$45,214.19	\$6,019.94
Utilities	\$10,622.86	\$10,500.00	(\$122.86)
Contracted Services	\$135,191.79	\$105,784.07	(\$29,407.72)
Maintenance & Repairs	\$6,348.11	\$18,662.00	\$12,313.89
Insurance, Taxes, Licenses	\$13,440.00	\$14,350.63	\$910.63

Category	Actual	Budget	Variance
Reserve Allocations	\$49,508.69	\$49,508.69	\$0.00
Total Expense	\$254,305.70	\$244,019.58	(\$10,286.12)
Net Operating Result	(\$3,653.09)	\$15.05	(\$3,668.14)

The main driver of the YTD unfavorable variance is Contracted Services, over budget by \$29,408 — chiefly the pool contract (up \$17,308 vs. budget, including a large annual management fee in July) and snow removal (up \$12,999, an unbudgeted/underbudgeted seasonal cost). These overages are partly offset by favorable variances in Maintenance & Repairs (\$12,314 under budget) and Administrative costs (\$6,020 under budget, mainly lower legal fees). Income is running \$6,618 ahead of budget YTD, helped by a \$5,000 grant received and higher-than-budgeted interest revenue.

4. Balance Sheet (as of 7/31/2026)

Line Item	Amount
Cash & Investments	\$654,498.18
Other Assets (HOA fees receivable, tax receivable, prepaid insurance)	\$7,115.96
Total Assets	\$661,614.14
Total Liabilities (prepaid HOA fees)	\$1,580.92
Operating/Contingency Reserve	\$10,000.00
Replacement Reserve	\$509,743.79
Other Designated Reserves (sidewalk, equip/elec/light, insurance, storm water, asphalt, retaining wall, recreational facility, water/sewer)	\$49,956.27
Members' Equity — Unappropriated	\$94,986.25
Net Income/(Loss) YTD	(\$3,653.09)
Total Equity	\$660,033.22

5. Reserves

- Replacement Reserve balance: \$509,743.79 — by far the largest component of equity
- Smaller dedicated reserves total approximately \$49,956: sidewalk (\$1,539.50), equipment/electrical/lighting (\$1,443.52), insurance (\$3,081.00), storm water facility (\$7,539.96), asphalt (\$10,897.99), retaining wall (\$8,416.45), recreational facility (\$11,932.19), and water/sewer lines (\$4,105.66)
- Notable reserve-funded expenditures in July: a new elliptical machine (\$9,497.60, Metro Fitness), clubhouse toilet replacement (\$1,830.69, O'Connor Plumbing & Heating), and trash enclosure header replacement (\$3,350.00, Palmer Brothers)

6. Accounts Receivable — Delinquencies

Total outstanding AR as of 7/31/2026 is only \$1,398.96, spread across just 3 properties — a very low delinquency level for the Association. One account (226 Shadow Glen Court) totaling \$1,184.22 is with the collection attorney (Meyers, Rodbell & Rosenbaum, P.A.) and carries a balance over 90 days past due of \$764.48; the other two properties have small 0-30 day balances only.

7. Cash Disbursements & Deposits (July 2026)

- Total operating disbursements: \$67,353.81, the largest items being the July pool management contract (\$13,150.00, Georgetown Aquatics), the elliptical machine purchase (\$9,497.60), landscaping (\$3,680.50, Facility Service Co.), and trash removal (\$2,905.25).
- A \$7,073.00 reserve transfer was made from the operating account to Capital Bank in July; a \$15,000.00 wire transfer was received from Capital Bank into the operating account to cover disbursements.

- Total deposits: \$56,665.51, primarily routine HOA fee collections (~\$187–\$190 recurring daily deposits via lockbox/ACH/credit card) plus interest income across the reserve accounts.

8. Bank Reconciliation

All four bank accounts reconciled and were in balance as of 7/31/2026. One item remained outstanding: a \$1,074.00 check (#7194, The Cincinnati Insurance Co. master policy premium) that had not yet cleared the operating account.

9. Notable Disclosures

- Statements are prepared on a modified cash basis of accounting (revenues recorded when received, expenses when paid), except for replacement reserves.