

**FISHING CREEK FARM HOMEOWNERS ASSOCIATION, INC.**

**NOTICE OF SPECIAL MEETING TO VOTE ON 2022 ASSESSMENT INCREASE**

**Date:** October 25, 2021 at 7PM

**Subject:** Fishing Creek Farm Homeowners Association, Inc. ("Association") Special Meeting to Vote on Assessment Increase

**Location:** Hybrid- Community Clubhouse & Virtual Meeting

Dear Fishing Creek Farm Owner:

A meeting of Owners is scheduled for Monday, October 25, 2021, at 7:00 p.m. The purpose of the meeting is to discuss and vote on an increase to the 2022 annual assessments from the current amount of \$1,737.46 to \$2,606 for FY 2022. Because the amount of the increase is more than 10% of the current assessment, Owners must approve the increase.

The proposed 2022 Budget is enclosed. Also attached is a report from the Association's Board of Directors outlining the justification for this annual assessment increase. The proposed 2022 Budget is the basis for assessments. The increase is due in part to increases in the cost of services but also to begin funding Association reserves for future capital improvement to the Association's many assets. The proposed Budget, particularly as far as the amount allocated to reserves, will ensure the Association's assets and common areas are maintained at the same high quality that Owners expect.

In the past, the Association has paid for repairs, replacements, and improvements of common areas like the clubhouse and waterfront through special assessments. That is not good fiscal management or financial practice. In addition, the Maryland legislature has considered mandating regular reserve studies and full funding for reserves to ensure proper repairs are done timely. In light of the recent events in Surfside FL, those mandates may happen soon.

At the October 25th Meeting, Owners will have the opportunity to ask questions and/or voice concerns about the proposed 2022 Budget and increase in assessments. Owners will then vote on the increased assessments. Owners are encouraged to attend to discuss and vote on this important issue. In addition, the Fishing Creek Farm Declaration, Art. IV, Sec. 6, requires 60% of all Owners (72 Owners) for a quorum and a majority of those attending in person or by proxy to approve the increase.

The October 25th Meeting will be hybrid. Owners can either attend in person, at the Association Clubhouse, or virtually using the attached link. The October 25<sup>th</sup> Meeting also will be recorded for purposes of minutes only.

Whether you plan to attend or not, please complete the attached Proxy so that you can be counted for quorum. You can designate Dan Attridge, Secretary of the Association, as your Proxy or any other Owner who will be present at the meeting. Please complete the Ballot as well if you have made your decision. If you attend the meeting in person, you can vote by submitting a written ballot to the Association Secretary at the meeting. If you attend the meeting virtually and you have not previously voted by ballot in some other fashion, you can vote by sending an email, with a pdf of your fully completed ballot, to [boardsecretary@fishingcreekfarm.org](mailto:boardsecretary@fishingcreekfarm.org).

Please mail your Proxy (and Ballot) to

- Fishing Creek Farm HOA, 1222 Cherry Tree Lane, Annapolis MD 21403;
- OR drop in the Association Mail Slot at the Community Clubhouse;
- OR email to [boardsecretary@fishingcreekfarm.org](mailto:boardsecretary@fishingcreekfarm.org)
- OR provide to your Proxy.

All Proxies must be received by the Association Secretary before the start of the October 25th Meeting.

If you have general questions or concerns, please send an email with your question or concern to [admin@fishingcreekfarm.org](mailto:admin@fishingcreekfarm.org)

Sincerely,

**Board of Directors**  
**Fishing Creek Farm Homeowners Association, Inc.**

September 25, 2021