



Abaris Realty, Inc.

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October 12, 2021

Dear Fallstone HOA Homeowner:

In accordance with the documents which govern the HOA, this letter will serve as official notification of the Annual Meeting which will be held virtually via WebEx on Wednesday, November 17, 2021 at 7:00 PM. Members may participate in the virtual meeting by video conference or by phone using the following link or call instructions:

<https://abarisrealtyinc.my.webex.com/meet/sambush>

Dial in Number: 1-408-418-9388

Access Code: 791 064 079

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 David Hart and Margret Riddle. As of this writing, two nomination applications have been received from David Hart and Serge Kulyk which 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.

PLEASE NOTE:

The Montgomery County Commission on Common Ownership Communities (CCOC) has launched a new online training program for common ownership community board members. The CCOC developed this training to meet requirements of Bill 45-14, which was passed by the County Council on February 3, 2015. The measure was signed into law by the County Executive on February 11, 2015 and took effect January 1, 2016. **Members of the board of directors of all common ownership communities in Montgomery County who are elected, re-elected or appointed to a term of office on or after January 1, 2016 are required within 90 days to successfully complete the online training program, at <http://www2.montgomerycountymd.gov/CCOC-Training/>** For additional information about the CCOC or the training program, call [240-777-3636](tel:240-777-3636) or visit www.montgomerycountymd.gov/ccoc.

Enclosed is a meeting Agenda and Directed Proxy for you to vote on the Board election and to assist in establishing quorum. Because the Annual Meeting will be held virtually, voting by proxy is strongly encouraged, even if you attend the Annual Meeting. **Please complete and submit the enclosed Directed Proxy to Abaris Realty by no later than 5 pm on November 17, 2021.** There will be no ballot voting at the meeting since the meeting will be held virtually. Instead, those homeowners present at the virtual Annual Meeting and who have not voted by proxy may request a ballot by emailing sambush@abarisrealty.com at the meeting with their name and email address. These homeowners will then be emailed a ballot. The "ballot box" will be kept open for 3 business days following the meeting, closing at 5pm on November 22, 2021. The votes will then be counted, and the election results announced.

A quorum of 20% 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 January 19, 2022. The link and call-in instructions are the same as provided above. On behalf of the Board, I hope you are all staying safe and well.

Sincerely,

Shireen Ambush, PCAM, CPM
Property Manager

Enclosures

FALLSTONE HOA
Virtual Annual Meeting
Wednesday, November 17, 2021
7:00 P.M.
HELD VIA WEBEX

<https://abarisrealtyinc.my.webex.com/meet/sambush>

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AGENDA

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

**FALLSTONE HOMEOWNERS ASSOCIATION
2020 ANNUAL MEETING
JANUARY 21, 2021
MINUTES**

Board Members in Attendance:

David Hart, President

Neil Bacchus, Vice President

Daniel Himmelfarb, Treasurer

Abheek Sen, Director

Margaret Riddle, Director

Shireen Ambush, Property Manager, Abaris Realty

Glen Charles, Assistant Property Manager, Abaris Realty

The Annual meeting was called to order at 7:38 PM.

Shireen Ambush verified that the quorum requirement in the Bylaws has been met by those homeowners in attendance either in person or by proxy.

Shireen Ambush verified that all homeowners received notice of the Annual Meeting on October 5, 2020 and November 2, 2020.

MINUTES:

The minutes from the 2019 Annual Meeting were reviewed and approved as written.

ELECTION:

At this year's Annual Meeting, the 3-year term positions currently held by Daniel Himmelfarb and Abheek Sen expire. Three nomination applications have been received from Dmitri Fishman, Salvatore Sechi and Abheek Sen. At this time, the floor was opened for any nominations. There being no nominations from the floor the floor was closed. The ballot box will remain open for 3 business days following this meeting to give those owners who attended but did not previously submit a property to cast their votes and email them to Abaris. The final election results will be announced on January 27, 2021.

TREASURER'S REPORT:

Daniel Himmelfarb reported on the December 2020 financial statement. The collections are in line and expenses are in line with the budget and our contribution to the reserves has been met for the year. Daniel suggested a one-time inter-equity transfer of the projected year-end surplus funds to the operating contingency reserves. The Board agreed to consider this recommendation after the audit is performed and the year end surplus final amount is confirmed.

PRESIDENT'S REPORT:

David Hart recognized Daniel Himmelfarb's service on the Board as this will be his last meeting and thanked Daniel for his care for the finances of the HOA over the years he served. All Board members thanked Daniel. David also commented that the HOA has completed several beautification projects in recent years. The annual inspection of all homes is intended to keep Fallstone HOA a beautiful place to live. David thanked Shireen Ambush and the entire Abaris team for their hard work and dedication, especially during this Pandemic.

OLD/NEW BUSINESS:

Neil Bacchus reported on the Board's consultation with a third-party traffic consultant who conducted a traffic study and provided a detailed report with recommendations to reduce speeding in the community. Speed radar signs were placed which slowed down most cars, but some were still speeding. The Board has decided to install 3 speed limit signs that say 15 MPH since we currently have none posted. We hope the signs will deter speeding so the Board will monitor the situation until spring. The children at play figurine signs seem to get the attention of motorists.

HOMEOWNER COMMENTS:

Salvatore Sechi stated his support for the 15 MPH signs to reduce the HOA's liability
Dmitri Fishman stated his opinion that there are already too many signs in the community
David Hart commented that absent any speed limit signs, the speed limit is automatically considered 25 MPH which is too fast.

Levi Branderiss stated his support for moving slowly and supports the Board's approach to try the speed limit signs as a first step.

Daniel Himmelfarb thanked the Board for their service and commended the great job done creating the new website for the HOA.

There being no further business the meeting was adjourned at 8:20 pm

**FALLSTONE HOA
BOARD OF DIRECTORS
NOMINATION APPLICATION**

I, David Hart, hereby submit my name for consideration
of nomination for the Board of Directors of the Fallstone HOA election.

Occupation: medical sales Rep

Education: BA West Virginia University

Experience: I have an active role in the community of
Fallstone and have served on the HOA Board for several years

Outside Activities: work out, Golf, Tennis, Travel

Attributes which contribute to the effectiveness of the Board: I have served on the
Fallstone HOA Board of Directors for many years. I have overseen many of
the projects which continue to benefit the beauty and support the
continued effort to maintain and increase our property values. Entrances,
landscaping projects, safety of our community, Robin Park renovations
are my top priorities. I try to keep an open mind + vote for the best interests
for our community members.

SIGNATURE David Hart DATE 10/5/2021

**PLEASE RETURN NO LATER THAN FRIDAY, OCTOBER 8, 2021 TO ABARIS REALTY, INC.,
7811 Montrose Road, Suite 110, Potomac, MD 20854 OR BY FAX (301)468-0983 OR BY
EMAIL sambush@abarisrealty.com**

FALLSTONE HOA
BOARD OF DIRECTORS
NOMINATION APPLICATION

I, Serge KULYK, hereby submit my name for consideration of nomination for the Board of Directors of the Fallstone HOA election

Occupation: Economist

Education: Latest-Harvard University EMBA (2001)

Experience: Resident/Owner of the 5619 Whitney Mill Way since 2005. Professional experience includes 6 years Member of the Executive Director's Board of the International Organization, 20+ years of Project management and impact evaluation, financial planning, and diverse teams' performance supervision.

Outside Activities: Biking, Travel, Gardening.

Attributes which contribute to the effectiveness of the Board:

Living in the Fallstone for 15 years, we really became a part of this neighborhood. I would like to contribute my professional experience to the prudent and financially sound management of the HOA, maintaining high standards of transparency and efficiency for the benefit of all Fallstone residents.

SIGNATURE _____



DATE October 8, 2021

**FALLSTONE HOA
ANNUAL MEETING OF THE ASSOCIATION
NOVEMBER 17, 2021
PROXY**

I/We, the undersigned hereby appoint _____ as Proxy, and hereby authorize him or her to represent and to vote for the purposes described below, all votes appurtenant to Address(s) of the Fallstone Homeowners Association respectively, at the virtual meeting of the Association to be held on November 17, 2021 at 7:00 P.M., or any adjournment thereof. In the event that a quorum is not reached on November 17, 2021 this proxy shall be valid for the subsequent Annual Meeting. This Proxy shall be exercisable for the purpose of: (1) Establishing a Quorum; (2) Voting for the Board of Directors as designated below, and (3) any other issue properly before the membership at the meeting.

ACKNOWLEDGEMENT: I/We hereby acknowledge that I/We own _____ of the Fallstone Homeowners Association and have executed the foregoing Proxy by virtue of such ownership in accordance with the provisions of the By-Laws of the Association.

Homeowner Signature

Date

**FALLSTONE HOA
ABSENTEE BALLOT
ANNUAL MEETING OF THE ASSOCIATION
NOVEMBER 17, 2021**

Nominations will also be taken from the floor at the meeting. You may write-in the name of an owner who you wish to elect however please note that this person must be a unit owner in good standing and nominated from the floor at the meeting and must be present at the meeting to accept the nomination in order for your vote to be counted for that candidate.

ABSENTEE BALLOT

Vote for two (2) candidates below by placing an "X" in the boxes opposite the candidate's name. Write in nominations will be recognized and announced from the floor at the Annual Meeting.

VOTE FOR NO MORE THAN TWO (2) CANDIDATES

[] David Hart

[] Serge Kulyk

[] _____
Write-In