

# History of BPR Annual Assessments

The rules governing how the annual assessment is determined are set out in [Article V, §§ 3 & 5 of the Strathmore Bel Pre Pool and Assessments Covenant of March 13, 1968](#) (recorded in the Montgomery County Land Records on March 20, 1968, at Liber 3721, Folios 339 to 351); and in [§§ 11B-112.2, 11B-112.3, and 11B-117](#) of the Maryland Homeowners Association Act.

The Covenant of 1968 authorizes the Board of Trustees to set the annual assessment, provided that the assessment does not exceed the maximum amount set by the General Membership.

There is one situation, however, when the Board of Trustees can exceed the maximum set by the General Membership. The Maryland Homeowners Association Act requires (starting October 1, 2022) that all homeowners' associations in Montgomery County have a reserve study professionally conducted (at least once every 5 years) that evaluates the structural, mechanical, electrical, and plumbing components of the HOA's common areas and estimates the reserves required for future major repairs and replacement of those common areas. The statute requires that the estimates be funded, "notwithstanding any provision of the declaration, articles of incorporation, or bylaws restricting assessment increases or capping the assessment that may be levied in a fiscal year".

The following table shows the annual assessments levied by the Board of Trustees and the maximum adopted by the General Membership for each year starting with the first assessment (1969):

Due March 1 of	Maximum & basis annual assessment authorized	Actual annual assessment	Notes
1969	\$100	\$50	
1970	100	50	
1971	100	50	
1972	100	60	
1973	100	65	
1974	100	70	
1975	100	90	
1976	100	95	
1977	100	100	
1978	100	100	
1979	100	100	2/7/78 - Board recommends \$150 maximum with a 10% yearly increase limitation. 9/16/78 - proposal fails to get 2/3 needed for passage at the General Membership meeting (155 for, 140 against).
1980	100	100	
1981	120	110	9/8/80 - Board recommends \$120 maximum. 11/14/80 - General Membership approves the proposal.
1982	120	110	
1983	120	115	
1984	120	115	
1985	120	120	
1986	120	120	
1987	120	120	
1988	120	120	
1989	120	120	
1990	135	135	In 1989, the Board recommended that the maximum be increased from \$120 to \$150 with three \$10 annual increments. At the 11/15/89 annual General Membership meeting, the membership approved the \$150 with two \$15 annual increments.
1991	150	150	

Due March 1 of	Maximum & basis annual assessment authorized	Actual annual assessment	Notes
1992	150	150	
1993	150	150	
1994	150	150	
1995	180	180	In 1994, the Board proposed a \$180 maximum. The General Membership approved the \$180 on 11/21/94.
1996	180	180	
1997	180	180	In 1996, the Board proposed and the membership approved at its November 20 annual meeting, a one-time \$45 special assessment for 1997
1998	180	180	
1999	180	180	
2000	180	180	
2001	180	180	
2002	180	180	
2003	180	180	
2004	180	180	
2005	225	225	On October 4, 2004, the General Membership, at the recommendation of the Board, approved increasing the maximum from \$180 to \$225
2006	225	225	
2007	225	225	
2008	225	225	
2009	225	225	
2010	225	225	
2011	225	225	
2012	225	225	
2013	225	225	
2014	225	225	
2015	225	225	
2016	225	225	
2017	225	225	
2018	225	225	
2019	225	225	
2020	300	300	In 2019, the Long Term Planning Committee recommended that the maximum be raised to \$300 in 2020, then increased by \$25 per year until it reaches \$400 (2024), and then raised by the U.S. Bureau of Labor Statistics' Consumer Price Index designated by the Board. The General Membership approved the proposal at its 1/23/20 special meeting.
2021	325	325	
2022	350	350	
2023	375	375	
2024	400	400	
2025	400 + Consumer Price Index		