

Bel Pre Recreational Association & Strathmore Bel Pre Civic Association

2023 Annual Meetings

All BPRA meetings through the end of 2023, including the Annual Meeting, will be held on Zoom. BPRA Board of Trustee Elections and By-Laws Amendment vote will be held via mail-in or drop-off ballot. See reverse of this sheet and the reverse of the ballot for additional instructions and changes to the 2023 election procedures due to the end of the COVID-19 State of Emergency.

Thursday, November 16th – Virtual Annual Meeting

6:50 pm – Registration – Log in or Call in via Zoom

See reverse for log in and call in information and instructions.

7:00 pm – Civic Association Meeting (SBPCA)

- Report of Activities
- Election of Board Members
- Treasurer’s Report

7:30 pm – Recreational Association Meeting (BPRA)

- Election of Board members (See reverse of ballot for instructions and deadlines)
 - Candidates: Charles Meininger, Claire Pak, Christine Tyler Pell
 - Bios are found in the Fall *Bugle* and on StrathmoreBelPre.org
- By-Laws Amendment
- Annual Report
- FY24 (calendar year 2024) Budget (enclosed)

If a quorum (at least 72 households) is not present at the November 16th, meeting of the Recreational Association, then the Board of Trustees election and By-Laws amendment portions of the annual meeting will be adjourned. The meeting will reconvene as an additional meeting on Tuesday, December 5, at 8:00 pm, via Zoom, prior to our 2023 Annual Town Hall Meeting. In accordance with the procedures set out by (1) Maryland Homeowners Association Act § 11B-111(6) or by (2) BPRA By-Laws, Article VIII, § 5: the quorum at the BPRA reconvened/additional meeting on December 5th either will be: (1) those members who are present (in person or by proxy) or (2) 36 households. If we have a quorum on November 16th, then our December 5th meeting will be just the Annual Town Hall Meeting.

Tuesday, December 5, 8 pm or later* – Town Hall Meeting (Zoom)

Come and join your friends and neighbors to share your knowledge and learn more about our community. We will have an informal question/answer format. *Timing to convene the Town Hall is dependent upon a quorum at the November BPRA meeting.

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Prior years’ budgets, engineering reports on the pool and facilities, current contracts, meeting minutes, and other documents are available at <https://strathmorebelpre.org>
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For more information, contact BPRA President Karen Purdy at (301) 603-9604 or klpurdy@hotmail.com.

Zoom Log in and Call in Instructions

To join the meeting with a computer or other device, go to <https://zoom.us/join>, enter the Meeting ID below, press "Join", and then enter the meeting password below. You will be placed in a waiting room prior to entering the meeting.

After entering the meeting, change your name to your address and name, as follows "2000 Beret Ln – Bill Smith". To change your name, click the participant icon at the bottom of the Zoom window (you may need to move your cursor there first), find your name in the participant list and hover your cursor over it. Click the "More" button that appears, then click "rename".

All meeting attendees will be muted. To ask a question, enter it in the chat or raise your hand and our moderator can unmute you in turn. You can find tips for participating in a Zoom meeting, for every supported platform, at <https://support.zoom.us/hc/en-us/articles/200941109-Attendee-controls-in-a-meeting>.

To join a meeting via telephone, dial (301) 715-8592 and enter the Meeting ID and passcode below when prompted.

Thursday, November 16, 2023 – SBPCA and BPRA Annual Meetings, 7:00pm

Meeting ID: 980 7117 0596

Passcode: 202650

Tuesday, December 5, 2023 – SBPCA/BPRA Town Hall Meeting, 8:00pm

Meeting ID: 884 4589 3947

Passcode: 526453

If you need assistance logging in or calling in during Registration, please call Claire Pak at 301.602.7573.

If you have questions about logging in or calling in between now and November 15, 2023, please contact Karen Purdy at klpurdy@hotmail.com or 301-603-9604.

Annual Notice from the Montgomery County Commission on Common Ownership Communities

Montgomery County recognizes that a substantial proportion of all its citizens now live in condominium, cooperative, and homeowner associations, generally called "common ownership communities." In order to serve better the special needs of these communities, to act as their advocate, and to maintain and improve the quality of life in these communities, the County created the Commission on Common Ownership Communities, operating under the authority of Chapter 10B of the Montgomery County Code.

The commission has 3 basic duties:

Education: The commission provides free information to both members and governing bodies about their rights and duties under Maryland law, as well as advice on how to properly operate the association, and avoid complaints. Among other tools, it offers a "Community Manual and Resource Guide" for boards of directors, and detailed information on such topics as architectural control, assessments, and meetings – all of which can be found on the commission website. It also publishes a newsletter summarizing recent developments affecting common ownership communities. Commissioners will speak to communities and their boards on request and welcome invitations to do so.

Legislation: The commission advocates for common ownership communities concerning proposed laws and regulations at the local and state level.

Dispute resolution: The commission can hear and resolve certain disputes between members of the communities and their governing bodies, and its decisions are legally binding on the parties. Copies and easy-to-read summaries of its decisions are posted on its website and reviewed in its newsletter.

The commission is composed of 15 volunteers who are appointed for three-year terms. Eight members must be residents of common ownership communities and the other seven must be professionals who work with the communities, such as property managers, lawyers, developers, and realtors. Every fall, the county publishes a request for applicants to the commission to replace those whose terms are due to expire.

For more information on the Commission and its services, visit its website at: www.montgomerycountymd.gov/ccoc

If you have questions or need advice, the CCOC prefers to be contacted by email at: CCOC@MontgomeryCountyMD.gov