

Bel Pre Recreational Association & Strathmore Bel Pre Civic Association

2021 Annual Meetings

Due to continuing COVID-19 concerns, all BPRC meetings through the end of 2021, including the Annual Meeting, will be held via teleconference. BPRC Board of Trustee Elections and the proposed By-Law 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.

Thursday, November 18th – Virtual Annual Meeting

6:45 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

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

7:30 pm – Recreational Association Meeting

- Election of Board members (See reverse of ballot for instructions and deadlines)
 - Candidates: Ted Bechtol, Steve Jennison, Aung (Rod) Oo, Karen Purdy
 - Bios are found in the Fall *Bugle* and on StrathmoreBelPre.org
- Vote on BPRC By-Law Amendment (See reverse of this sheet for proposed amendment and reverse of ballot for instructions and deadlines. More information can be found on StrathmoreBelPre.org)
Election & By-Law Amendment Results will not be available at the meeting. Results will be posted on StrathmoreBelPre.org and at the pool within 1 week of completion of the election.
- Annual Report
- FY23 (2022-23) Budget (enclosed)

If a quorum (of at least 72 households) is not present at the November 18th meeting of the Recreational Association, then the election portion of the annual meeting will be adjourned and will reconvene on Tuesday, December 7, at 8:00 p.m., via teleconference (where the quorum will be 36 households). The election will take place prior to our 2021 Town Hall meeting. If we complete our election on November 18th, then our December 7th meeting will be just the Town Hall Meeting.

Tuesday, December 7, 8 pm or later* – Town Hall Meeting (teleconference)

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 BPRC meeting.

For more information, contact BPRC President Karen Purdy at (301) 603-9604 or klpurdy@hotmail.com.



Prior years' budgets, engineering reports on the pool and facilities, current contracts, meeting minutes, and other documents are available at <https://strathmorebelpre.org>



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 18, 2021 – SBPCA and BPRA Annual Meetings

Meeting ID: 990 9138 7456

Passcode: 124646

Tuesday, December 7, 2020 – SBPCA/BPRA Town Hall Meeting

Meeting ID: 969 0271 6607

Passcode: 167665

If you need assistance logging in or calling in during Registration, please call Maria Stagnitto at 301-807-8983.

If you have questions about logging in or calling in between now and November 17, 2021, please contact Karen Purdy at klpurdy@hotmail.com or 301-603-9604.

Current BPRA By-Law, Article XVI §1: The fiscal year of the Association shall begin on March 1 of each and every year.

Proposed By-Law Amendment: The fiscal year of the Association shall coincide with the calendar year, upon proper application to, and approval to do so by, the Internal Revenue Service.

Note: The proposed By-Law Amendment does NOT change the March 1 BPRA Annual Assessment due date.

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