



Abaris Real Estate Management, Inc.

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March 11, 2025

Dear Clarksburg Ridge HOA Homeowners:

In accordance with the documents which govern the Clarksburg Ridge HOA, this letter will serve as official notification of the Annual Meeting. The Annual Meeting will be held virtually via ZOOM on Thursday, April 10, 2025 at 7:00 PM. Members may participate in the virtual meeting by video conference or by phone using the following link or call instructions:

Link: <https://abarisrealty.zoom.us/j/9144800786?pwd=EeNIFVtGZyAhfhx13R4iVD0zopo8h2.1>

Dial In: 301-715-8592

Meeting ID: 914 480 0786

Passcode: 151661

The purpose of the Annual Meeting will be to elect one (1) member to the Board of Directors of the Association for a three-year term. The position is currently vacant. As of this writing, no nomination applications have been received. Nominations will also be accepted from the floor at the meeting.

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 by no later than 5 pm on April 10, 2025, as provided in the Directed Proxy. 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 customercare@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 24 hours following the meeting, closing at 5pm on April 11, 2025. The votes will then be counted, and the results announced.

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 June 12, 2025, using the same meeting link and call instructions above.

Thank you for your assistance in conducting the business of the Association. We look forward to your participation in the virtual Annual Meeting or receiving your completed proxy and we hope you are all staying safe and well.

Sincerely,

A handwritten signature in black ink, appearing to read 'AM', written in a cursive style.

Andrew Moorman, CMCA
Community Manager

Enclosures

Clarksburg Ridge Homeowners Association

Virtual Annual Meeting

Thursday, April 10, 2025

7:00 P.M.

HELD VIA ZOOM

Link: <https://abarisrealty.zoom.us/j/9144800786?pwd=EeNIFVtGZyAhfhx13R4iVD0zopo8h2.1>

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AGENDA

- I. Call to Order
 - a. Proof of Notice of Meeting
 - b. Proof of Quorum
- II. Approval of Last Year's Annual Meeting Minutes (enclosed)
- III. Report from the Board
- IV. Election
 - a. Appointment of Two Inspectors of Election
 - b. Nominations from the Floor
 - c. Statements from Candidates Running for Election
 - d. Q & A of Candidates Running for Election
 - e. Election of 1 Director
- V. Results of Election to Be Announced after April 11, 2025
- VI. Old/New Business (time permitting)
- VII. Adjournment

**CLARKSBURG RIDGE HOMEOWNERS ASSOCIATION, INC.
ANNUAL MEETING OF THE HOMEOWNERS ASSOCIATION
APRIL 10, 2025
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 Clarksburg Ridge Homeowners Association, Inc., respectively, at the meeting of the Homeowners Association to be held on Thursday, April 10, 2025, at 7:00 P.M., or any adjournment thereof. In the event that a quorum is not reached on April 10, 2025, 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 Clarksburg Ridge Homeowners Association, Inc. and have executed the foregoing Proxy by virtue of such ownership in accordance with the provisions of the By-Laws of the Clarksburg Ridge Homeowners Association, Inc.

Homeowner Signature

Date

**CLARKSBURG RIDGE HOMEOWNERS ASSOCIATION, INC.
ABSENTEE BALLOT
ANNUAL MEETING OF THE HOMEOWNERS ASSOCIATION
APRIL 10, 2025**

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 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.

Vote for no more than one (1) name only:

CANDIDATES FOR THE BOARD OF DIRECTORS:

Write-In

CLARKSBURG RIDGE HOA
2024 SUBSEQUENT ANNUAL MEETING
AUGUST 8, 2024

MINUTES

Board Members in Attendance:
Christopher Castellano
Olga Pagoda

Kaitlyn Ambush, Abaris Realty

0 Homeowners in attendance.

The Subsequent Annual Meeting was called to order at 7:25 pm.

In accordance with the requirements of Section 5-206 of the Maryland Non-Stock Corporate Article, those in attendance at this subsequent meeting constitute a quorum.

Shireen Ambush provided proof of notice of tonight's Subsequent Annual Meeting which was sent to all owners within the HOA on March 18, 2024.

2023 ANNUAL MEETING MINUTES:

The minutes from the 2023 Annual Meeting were approved unanimously, as distributed.

ELECTION:

Shireen Ambush announced that there is 3 positions on the Board which is up for election and are held by Olga Pagoda, Dath Mita, and the last position is currently vacant. No nominations have been received prior to the meeting. At this time, the floor was open for nominations. Christopher Castellano nominated Olga Pagoda from the floor, at which time Olga accepted the nomination. After hearing no additional nominations, the floor was then closed. A motion was made, seconded and carried unanimously to elect Olga Pagoda by acclamation.

There being no further business, the 2024 Subsequent Annual Meeting was adjourned at 7:30 p.m.