



Abaris Real Estate Management, Inc.
7811 Montrose Road, Suite 110, Potomac, MD 20854
301-468-8919 · Fax: 301-468-0983

397 Herndon Pkwy, Suite 100, Herndon, VA 20170
703-437-5800 · Fax: 703-471-6578
abarisrealty.com

February 12, 2026

Dear Clarksburg Ridge HOA Homeowner,

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 9, 2026 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 held by Christopher Castellano. If you are interested in serving as a Director on the Board, please complete the enclosed Nomination Application and return it to Abaris Real Estate Management, Inc. at the following address, email or fax number **no later than Friday, February 27, 2026:**

Abaris Real Estate Management, Inc.
7811 Montrose Road, Suite #110
Potomac, MD 20854
customercare@abarisrealty.com
Fax: 301-468-0983

CCOC BOARD TRAINING:

The Montgomery County Commission on Common Ownership Communities (CCOC) has launched an 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.

NEW MARYLAND LAW ON BOARD ELECTIONS:

A new law was recently passed in Maryland which requires Board elections, including the collection and counting of ballots and certification of results, to be conducted by independent parties who:

- Are not candidates in the election
- Do not have a conflict of interest regarding any candidate in the election
- Are not affiliated with the Management company or a current Board member
- An owner is an independent party if the owner meets the above requirements and does not electioneer for any candidate and is not subject to an objection by more than 25% of the eligible voting members



Abaris Real Estate Management, Inc.

7811 Montrose Road, Suite 110, Potomac, MD 20854

301-468-8919 · Fax: 301-468-0983

397 Herndon Pkwy, Suite 100, Herndon, VA 20170

703-437-5800 · Fax: 703-471-6578

abarisrealty.com

The Board of Directors is considering the use of third party electronic voting companies to conduct the upcoming election which will be an unbudgeted expense for the HOA that will cost approximately \$800. **Any owner who is an independent party meeting the above requirements who is interested in serving as the HOA's Inspector of Election should voice their interest by emailing customercare@abarisrealty.com** The Inspector of Election will be the recipient of all homeowner votes and will count the votes following the Annual Meeting and provide the election results to Abaris to be announced to the community.

A second notice which will include the proxy/ballot and agenda for the Annual Meeting will be sent to all owners at least two weeks prior to the meeting date. If you should have any questions regarding this matter, please do not hesitate to contact me directly at the above letterhead number or by email at customercare@abarisrealty.com I look forward to your participation in this year's Annual Meeting!

Sincerely,

A handwritten signature in black ink, appearing to read 'AM' or similar initials.

Andrew Moorman, CMCA
Community Manager



Abaris Real Estate Management, Inc.
7811 Montrose Road, Suite 110, Potomac, MD 20854
301-468-8919 · Fax: 301-468-0983

397 Herndon Pkwy, Suite 100, Herndon, VA 20170
703-437-5800 · Fax: 703-471-6578
abarisrealty.com

**CLARKSBURG RIDGE HOMEOWNERS ASSOCIATION
NOMINATION APPLICATION**

I, _____, hereby submit my name for consideration
of nomination for the Board of Directors of the Clarksburg Ridge Homeowners Association election.

Occupation: _____

Education: _____

Experience: _____

Outside Activities: _____

Attributes which contribute to the effectiveness of the Board: _____

SIGNATURE _____ DATE _____

PLEASE RETURN NO LATER THAN FRIDAY, FEBRUARY 27, 2026 TO ABARIS REAL ESTATE MANAGEMENT, INC., 7811 MONTROSE ROAD, SUITE 110, POTOMAC, MD 20854 OR BY FAX (301)468-0983 OR EMAIL customercare@abarisrealty.com

