



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

March 12, 2026

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 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 who is seeking re-election to the Board and his nomination application is enclosed along with one other nomination application received from Douglas Taylor.

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

We thank Daniel Goldberg, the owner of 13303 Dutrow Way for volunteering to serve as the independent inspector of this year's election which will save the HOA roughly \$800 which would have been the cost of hiring a 3rd party election company to administer the election in order to comply with the new law. Please complete and submit the enclosed Directed Proxy to Daniel Goldberg by no later than 5 pm on April 9, 2026 by hand delivery, U.S. Postal Mail or via email:

Daniel Goldberg
13303 Dutrow Way
Clarksburg, MD 20871
wizfin1@hotmail.com

Since this is a virtual meeting, those owners who attend the meeting that did not previously submit a proxy will have 24 hours following the meeting, until 7 pm on April 10, 2026 to submit their vote. The votes will then be counted by Daniel Goldberg, and the election results will be announced by email blast to all owners.

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.

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 11, 2026, 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!

Sincerely,



Andrew Moorman, CMCA
Community Manager

Enclosures

Clarksburg Ridge Homeowners Association

Virtual Annual Meeting

Thursday, April 9, 2026

7:00 P.M.

HELD VIA ZOOM

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

Dial In: 301-715-8592

Meeting ID: 914 480 0786

Passcode: 151661

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
 - 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 10, 2026
- VI. Old/New Business (time permitting)
- VII. Adjournment

CLARKSBURG RIDGE HOMEOWNERS ASSOCIATION, INC.
ANNUAL MEETING OF THE HOMEOWNERS ASSOCIATION
APRIL 9, 2026
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 9, 2026, at 7:00 P.M., or any adjournment thereof. In the event that a quorum is not reached on April 9, 2026, 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 9, 2026

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:

Christopher Castellano _____

Douglas Taylor _____

Write-In

Please complete and submit this Directed Proxy to Daniel Goldberg, Inspector of Election, by no later than 5 pm on April 9, 2026 by hand delivery, U.S. Postal Mail or via email:
Daniel Goldberg, 13303 Dutrow Way, Clarksburg, MD 20871
wizfin1@hotmail.com

CLARKSBURG RIDGE HOA
2025 SUBSEQUENT ANNUAL MEETING
JUNE 12, 2025

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 7:17 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.

Kaitlyn Ambush provided proof of notice of tonight's Subsequent Annual Meeting which was sent to all owners within the HOA on March 11, 2025.

2024 ANNUAL MEETING MINUTES:

The minutes from the 2024 Annual Meeting were approved unanimously, as distributed.

ELECTION:

Kaitlyn Ambush announced that there is 1 position on the Board which is up for election which is currently vacant. No nominations have been received prior to the meeting. At this time, the floor was open for nominations. After hearing no nominations, the floor was then closed.

There being no further business, the 2025 Subsequent Annual Meeting was adjourned at 7:20 p.m.

**CLARKSBURG RIDGE HOMEOWNERS ASSOCIATION
NOMINATION APPLICATION**

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

Occupation: Attorney / Partner at Joseph, Greenwald & Laake, P.A., with a practice focused on family law, litigation, negotiation, and problem-solving.

Education: B.A. from University of Maryland Baltimore County; J.D. from University of Baltimore

Experience: Extensive professional experience in reviewing governing documents, analyzing disputes, negotiating resolutions, and addressing issues that require careful judgment and fairness. Daily work involves balancing competing interests, communicating clearly, and making practical decisions in high-stakes matters. Experience also includes business development, budgeting awareness, and strategic planning.

Outside Activities: Active in community and family life. Strong interest in neighborhood quality, technology, outdoor activities (hiking, etc.), and community sports (coaching child's teams). Regularly involved in projects requiring coordination, communication, and attention to detail.

Attributes which contribute to the effectiveness of the Board: As a member of this board since August of 2017, I have a deep understanding of the community, its strengths and issues as well as its history of vendors and contracts. If continuing with the board, I would bring professionalism, sound judgment, attention to detail, and a practical approach to problem-solving. My legal and business background has trained me to review issues carefully, communicate respectfully, and make decisions based on facts, fairness, and the best interests of the community as a whole.

I also understand the importance of transparency, consistency, fiscal responsibility, and maintaining property values while helping preserve a positive neighborhood environment. I am organized, responsive, and committed to working collaboratively with fellow board members, management, and homeowners.

My goal would be to help ensure that the Association is well-governed, financially responsible, and focused on maintaining and improving the community for all residents.

SIGNATURE /s/ Christopher R. Castellano DATE February 26, 2026



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, DOUGLAS TAYLOR CPA, hereby submit my name for consideration
 of nomination for the Board of Directors of the Clarksburg Ridge Homeowners Association election.

Occupation: CERTIFIED PUBLIC ACCOUNTANT
DIRECTOR OF FINANCE AND ACCOUNTING

Education: B.S. ACCOUNTING, PENN STATE UNIV

Experience: FORMER BOARD MEMBER, FORMER FINANCE
COMM. MEMBER, LICENSED CPA MD, BUDGETING FINANCE

Outside Activities: FISHING GARDENING

Attributes which contribute to the effectiveness of the Board:
LICENSED CPA, FORMER HOA BOARD MEMBER,
FORMER HOA FINANCE COMM MEMBER. EXTENSIVE
FINANCE BACKGROUND

SIGNATURE [Signature] DATE 2/27/2020

PLEASE RETURN NO LATER THAN FRIDAY, FEBRUARY 27, 2020 TO ABARIS REAL ESTATE MANAGEMENT, INC., 7811 MONTROSE ROAD, SUITE 110, POTOMAC, MD 20854 OR BY FAX (301)468-0983 OR EMAIL customer@abarisrealty.com

