



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 Greencastle Manor Condominium No. 2 Homeowner:

In accordance with the documents which govern the Condominium, this letter will serve as official notification of the Annual Meeting which will be held virtually via ZOOM on Tuesday, April 28, 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/5311631097?pwd=K1ZxczFXUjZlIdlWWjJUaGtFdUxOUT09>

Dial-in:

Phone: 301 715 8592

Meeting ID: 531 163 1097

The purpose of the Annual meeting will be to elect three (3) members to the Board of Directors of the Association. One position is for a one-year term that is currently vacant, one position is for a two-year term currently held by Frank Blundell and one position is for a three-year term currently held by Pearline Tyson. If you are interested in serving as a Director on the Board, please complete the enclosed Nomination Application and return it to Abaris Realty, Inc. at the following address, email or fax number **no later than Friday, March 6, 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



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After careful consideration, the Board of Directors voted to use the services of the Election Buddy online election platform to tabulate the votes which complies with the new law requirements. Details on how to vote electronically will be included in the second notice of the Annual Meeting that will be sent out soon after the nomination deadline. We look forward to your participation at this year's Annual Meeting!

Sincerely,

A handwritten signature in black ink, appearing to read 'AMM', is written over a light blue horizontal line.

Andrew Moorman, CMCA
Community Manager



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**GREENCASTLE MANOR NO. 2 CONDOMINIUM
 BOARD OF DIRECTORS
 NOMINATION APPLICATION**

I, _____, hereby submit my name for consideration for nomination for the Board of Directors of the Greencastle Manor Condominium No. 2 election

Occupation: _____

Education: _____

Experience: _____

Outside Activities: _____

I think I would be an asset to the Board of Directors because _____

SIGNATURE _____ DATE _____

Please return this form to Abaris Realty, Inc., Attn.: Andrew Moorman, Community Manager, 7811 Montrose Road, Suite #110, Potomac, MD 20854 or Fax to (301) 468-0983 or email to customercare@abarisrealty.com **no later than March 6, 2026.**

