



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 11, 2026

Dear Summerfield at River Hill Condominium Homeowner,

In accordance with the documents which govern the Summerfield at River Hill Condominium, this letter will serve as official notification of the Annual Meeting. The Annual Meeting will be held virtually via ZOOM on Tuesday, March 10, 2026 at 5:00 PM immediately following the regular monthly Board meeting. 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=K1ZxczFXUjZldldWWjUaGtFdUxOUT09>

Dial-in:

Phone: 301-715-8592

Meeting ID: 531 163 1097

The purpose of the Annual meeting will be to elect one (1) member to the Board of Directors of the Association for a two-year term. The position is currently held by Pedro Ramirez who is seeking re-election to the Board and his nomination application is enclosed for your review. Nominations will also be accepted from the floor at the meeting.

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 Devender Sadanala, the owner of 6009 Pouring Glories Way, for volunteering to serve as the independent Inspector of Election which will save the Condominium 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 Devender Sadanala by no later than 5 pm on March 10, 2026 by hand delivery, U.S. Postal Mail or via email:

Devender Sadanala
6009 Pouring Glories Way
Clarksville, MD 21029
dev.sadanala@gmail.com



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Since this is a virtual meeting, those owners present virtually 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 owners will then be emailed a ballot. Ballots will be accepted for 24 hours following the meeting, closing at 5pm on March 11, 2026. The votes will then be counted the Inspector of Election, and the election results will be

A quorum of 25% of Owners is required by the Association's Bylaws to hold the Annual Meeting. Should a quorum not be reached, the procedure authorized by 11-109(c)(8) of the Maryland Condominium Act may be invoked to call an additional meeting. At this additional meeting, the Unit Owners present, in-person or by proxy (no matter how many or how few), will constitute a quorum. This Notice shall be considered notification to the Unit Owners that if necessary, the additional meeting is scheduled for Tuesday, June 9, 2026, at 5:00 pm. The link and call-in instructions are the same as provided 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!

Sincerely,

Andrew Moorman, CMCA
Community Manager



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**SUMMERFIELD AT RIVER HILL CONDOMINIUM
2026 ANNUAL MEETING
MARCH 10, 2026
5:00 PM**

HELD VIA ZOOM

Link: <https://abarisrealty.zoom.us/j/5311631097?pwd=K1ZxczFXUjZldldWWjJUaGtFdUxOUT09>

Dial-in:

Phone: 301-715-8592

Meeting ID: 531 163 1097

AGENDA

- (A) Proof of quorum
- (B) Proof of notice of meeting
- (C) Reading and approval of minutes of the 2025 Annual meeting
- (D) Reports of officers, if any
- (E) Reports of committees, if any
- (F) Election or appointment of inspectors of election
- (G) Election of 1 Director
- (H) Unfinished business
- (I) New business
- (J) Adjournment



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**SUMMERFIELD AT RIVER HILL CONDOMINIUM
2026 ANNUAL MEETING
PROXY**

As per By-Laws of the Association, an Association member may appoint any other member, or the Inspector of Election as his/her proxy. All proxies must be received by the Inspector of Election prior to the opening of the March 10, 2026 meeting.

It should be noted that any proxies which designate the Inspector of Election as proxy holder shall not be used for voting purposes. If you wish to vote for Directors by absentee, please complete the ballot below.

I/We the undersigned Unit Owner(s) residing at _____ hereby authorize _____ who reside(s) at _____ or the designated Inspector of Election with power of substitution to present this proxy at the Annual Meeting of the Council of Unit Owners of Summerfield at River Hill Condominium for the meeting which is to be held on March 10, 2026 at 5:00 p.m. I/We understand that a proxy may not be used for voting of Directors of the Condominium Association, but it may be used for the purpose of establishing a quorum and for another member voting on my behalf as to any issues that may come before the meeting.

I/We the undersigned Unit Owner(s) understand that if I/We do in fact attend this meeting, this proxy can be withdrawn at the time of the meeting. This form hereby revokes all prior proxies/ballots. **PROXY/BALLOTS MUST BE SIGNED IN ORDER TO BE VALID.**

IF YOU WISH TO VOTE ABSENTEE FOR DIRECTORS, PLEASE COMPLETE THE BALLOT BELOW.

CANDIDATES FOR THE BOARD OF DIRECTORS - VOTE FOR ONLY 1:

Pedro Ramirez _____

Write-In _____

Proxies/Ballots are to be returned to the Inspector of Election prior to the start of the meeting:

**Devender Sadanala
6009 Pouring Glories Way
Clarksville, MD 21029
dev.sadanala@gmail.com**

Homeowner Signature _____

Date _____



**SUMMERFIELD AT RIVER HILL CONDOMINIUM ASSOCIATION
SUBSEQUENT ANNUAL MEETING MINUTES
JUNE 10, 2025**

The following are the Meeting Minutes of the June 10, 2025 Subsequent Annual Meeting.

In attendance were Andrew Moorman of Abaris and Betsy Mayotte and Andrea Levinson of the Summerfield Board of Directors.

The Subsequent Annual Meeting was called to order at 5:02pm.

The Board approved the 2024 Subsequent Annual Meeting Minutes.

The Subsequent Annual Meeting was held to elect two members running for the Board of Directors.

A quorum was no longer required and was waived in order to fill the Board positions. Betsy Mayotte and Andrea Levinson were unanimously re-elected to the Board, each for a two-year term. Pedro Ramirez remains on the Board, to serve the second year of his two-year term.

The next Annual Board Meeting will be held Tuesday, March 10, 2026 at 5pm.

There being no further business, the Subsequent Annual Board Meeting was adjourned at 5:06pm.

(Written by Andrea Levinson)



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SUMMERFIELD AT RIVER HILL CONDOMINIUM BOARD OF DIRECTORS NOMINATION APPLICATION

NAME: Pedro Ramirez Email: prramirez82@gmail.com

ADDRESS: 5907 Mystic Ocean Lane

WHY DO YOU WANT TO RUN? _____

I am writing to formally express my intent to run for re-election to serve on our Homeowners Association's Board of Directors. Having had the privilege to work alongside dedicated residents and fellow board members, I am inspired to continue this important work by seeking another term. My commitment to our community remains unwavering, and I am eager to contribute further to our collective well-being and progress.

EXPRESS YOUR VIEWS ON THE FOLLOWING TOPICS OF CONCERN TO THE COMMUNITY:

MAINTENANCE: One of my top priorities is the ongoing maintenance and improvement of our shared spaces. I believe that a well-maintained community not only enhances property values but also creates a welcoming and safe environment for all residents. If elected, I look forward to continue building on our maintenance initiatives by seeking out cost-effective and sustainable solutions, regularly reviewing vendor performance, and actively engaging with residents to identify areas needing attention. My goal is to ensure our neighborhood remains attractive and functional for years to come.

FINANCIAL MATTERS: Sound financial stewardship is critical to the success of our association. Over my past terms, I have worked to promote transparency, responsible budgeting, and the prudent use of association funds. I am enthusiastic about continuing efforts to enhance our financial planning processes, explore ways to optimize expenses, and ensure that all financial decisions reflect the best interests of our homeowners. I am committed to keeping our association on firm financial footing while planning for future needs and investments.

COMMUNITY COHESION: A thriving neighborhood is built on strong relationships and open communication among its residents. I would like to promote community spirit and engagement by supporting events, encourage volunteerism, and strengthen communication channels between the board and homeowners. In a new term, I look forward to introducing new initiatives that bring neighbors together, celebrate our diversity, and address concerns collaboratively to build a more connected and supportive community.

THE INFORMATION PROVIDED HERE WILL BE PUBLISHED AND DISTRIBUTED TO THE COMMUNITY BEFORE THE ELECTION. **Please return to Abaris Real Estate Management, 7811 Montrose Road, Suite 110, Potomac, MD 20854, or via fax: 301-468-0983 or via email: customercare@abarisrealty.com no later than Friday, February 6, 2026.**

