



Abaris Realty, Inc.

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Excellence
Since 1975

May 30, 2024

Dear Hampshire Greens HOA Homeowners,

In accordance with the documents which govern Hampshire Greens HOA, this letter will serve as official notification of the Annual Meeting which will be held in person on Tuesday, June 18, 2024 at 7:00 p.m. at the Hampshire Greens Golf Course Clubhouse Pavilion located at 616 Firestone Drive, Ashton, Maryland 20861. Pizza and dessert will again be provided by your BOD!

The main purpose of the Annual Meeting will be to elect three (3) members to the Board of Directors of the Association for 3-year terms. The community may transact any other business that may properly come before the meeting. The expiring positions are currently held by Jasbir Chowdhary, Greg Hymel and Wayne Swann. Jasbir 'Rani' Chowdhary will be seeking reelection and her nomination statement is enclosed for your review. We have received 3 additional nomination applications from Eduardo Barcelo, Nasrin Brebbia and Rich DiPippo whose nomination statements are also enclosed for your review. Members may also make nominations from the floor and may nominate themselves or other members at the evening of the Annual Meeting. An applicant must be present at the meeting to accept the nomination. The applicant must also be current in his/her assessment fee to serve as a director. If you are willing to serve on the Board of Directors and are willing to accept fiduciary responsibility on behalf of your fellow members, we encourage you to seriously consider serving on the Board.

Please pay close attention to the instructions on how to fill out and mail each form. Forms filled out and/or sealed incorrectly will be invalidated. This packet contains the following contents listed below.

QUORUM PROXY

1. **If you will not attend the Annual Meeting**, please fill out the 2024 QUORUM PROXY. This form is different from the DIRECTED PROXY form. Filling it out will guarantee a quorum for the meeting in your absence. Without a quorum, the community will not be able to conduct the meeting. This will significantly hinder the Board's ability to function properly.
2. A quorum, which is the presence, in person or by proxy, of Members representing at least one sixth (1/6) of the total authorized votes (48 homes), is required to hold this meeting. Follow the instruction sheet to submit your Quorum Proxy.
3. If quorum is not present at the scheduled Annual Meeting date, the procedures set forth in Section 11B-111(6) of the Maryland Homeowners Association Act, for the calling of an additional meeting will be invoked. At such additional meeting, those members present in person or by proxy shall constitute a

quorum. The Additional Meeting will be held on Tuesday, July 16, 2024, at 7:00 PM at the Hampshire Greens Golf Course Clubhouse Pavilion.

DIRECTED PROXY:

If you will not attend the Annual Meeting, please fill in the Directed Proxy. Filling it out allows you to vote to fill vacated Board seats. Without a quorum of election votes, the community will not be able to fill vacated Board seats. This will significantly hinder the Board's ability to fulfill its fiduciary duties. Follow the instruction sheet to submit your Directed Proxy.

DIRECTIONS FOR VOTING

Ballots will be provided for voting at the meeting. Inspectors of Election will be appointed at the meeting. They will be responsible for counting the votes by Proxy Ballot or Ballot and returning the results during the meeting to the presiding officer of the Board.

We encourage you to become actively involved in this process and reserve the evening of Tuesday, June 18, 2024 to attend. Should you have any questions, please contact me directly at sambush@abarisrealty.com

Sincerely,



Shireen Ambush, CPM, PCAM
Community Manager

Enclosures: 2024 Annual Meeting Agenda
2023 Annual Meeting Minutes
Proxy Instruction Sheet
Quorum Proxy
Ballot with Optional Directed Proxy
Montgomery County Annual Notice to Residents of COC's
Quorum Requirements
Nomination Statements

HAMPSHIRE GREENS HOA
2024 ANNUAL MEETING
JUNE 18, 2024
7:00 PM

AGENDA

- I. SIGN-IN
- II. PROOF OF NOTICE OF MEETING & ESTABLISHMENT OF A QUORUM
- III. READING AND APPROVAL OF MINUTES OF THE 2023 ANNUAL MEETING
- IV. REPORTS OF OFFICERS & DIRECTORS
- V. REPORTS OF COMMITTEES
- VI. APPOINTMENT OF INSPECTORS OF ELECTIONS
- VII. NOMINATING OF DIRECTORS FROM THE FLOOR
- VIII. ELECTION OF MEMBERS TO THE BOARD OF DIRECTORS
- IX. UNFINISHED BUSINESS
- VII. NEW BUSINESS
 - a. ELECTION OF OFFICERS
- VIII. ADJOURNMENT

HAMPSHIRE GREEN HOMEOWNERS ASSOCIATION, INC.
2023 ANNUAL MEETING AND ELECTION MINUTES
JUNE 20, 2023

The Hampshire Greens Golf Course Clubhouse Pavilion
616 Firestone Drive, Ashton, Maryland 20861

DRAFT

Board Members Present: Wayne Swann, President; Dr. Linda Moore, Vice President; Melissa Therrien, Treasurer; Jasbir Chowdhary, Secretary, Ed Schaffer, Director; Donna Georgallas, Director .

Management Representatives Present: Shireen Ambush, Abaris Realty; Kaitlyn Ambush, Abaris Realty; Andrew Moorman, Abaris Realty.

The meeting was called to Order at 7:45pm by President, Wayne Swann.

Establishment of quorum was announced, and proof of notice was given by Shireen Ambush. The Board deferred the reading of the 2022 Annual Meeting minutes, and they were approved by a unanimous vote of the members.

Shireen Ambush went over the protocol for the election and called for volunteers to serve as Inspectors of Election. Edward Meyers, 16600 Doral Hill Court and Vokar *insert last name and address* volunteered. She then called for nominations from the floor. Donna Georgallas and Melissa Therrien were the only candidates who turned in the candidate form prior to the meeting. No nominations were received from the floor. Ed Schaffer made a motion to close the floor for nominations. The motion was seconded by Jasbir Chowhadry and carried unanimously. Members were instructed to fill out their ballots voting for only two (2) members. Shireen Ambush collected the ballots and turned them to the Inspectors of Election to count the votes along with the valid Directed Proxies that were received.

Two (2) members were voted onto the Board of Directors to fill the two (2) open positions. Both positions have a three (3) year term. Shireen Ambush announced the new Directors were:

- Donna Georgallas
- Melissa Therrien

The new Board of Directors will hold an organizational meeting at a later date.

Committee Chairs gave reports to the membership. They were:

- Rich Dipippo – ARC Committee
- Linda Moore – Landscaping Committee
- Linda Moore – Finance Committee
- Jill Hsu – Social Committee
- Misael Henriquez – Security Committee
- Kirsten – Tot Lot Committee
- Ed Schaffer – Stormwater Management Committee

The meeting was adjourned at 8:35pm

INSTRUCTIONS FOR MAILING IN DIRECTED PROXY AND QUORUM PROXY

1. Please read these instructions and the enclosed documents
2. **If you do not plan to attend the meeting, PLEASE fill out the "QUORUM PROXY".**
 - a. Fill in your name after "I/WE".
 - b. Sign and print your name, write the date, and include your address and contact information.
 - c. Fold this form.
 - d. **Place this form (QUORUM PROXY), aside momentarily, and proceed to step 3. "2024 ELECTION BALLOT WITH OPTIONAL DIRECTED PROXY".**
3. Fill out the "2024 ELECTION BALLOT WITH OPTIONAL DIRECTED PROXY".
 - a. Select the candidate(s) of your choice. **Vote for no more than Three (3) candidates.**
 - b. Sign and print your name, write the date, and include your address and contact information.
 - c. **If you do not plan to attend the meeting, fill out the DIRECTED PROXY section.**
 1. Designate a proxy whom you know will attend the meeting.
 - a. Your proxy must be in attendance for your vote to count.
 2. If you do not have a person you wish to designate as your proxy, please enter 'Board Secretary' in that line.
 - d. Fold this form.
 - e. **Place this form in the envelope labeled DIRECTED PROXY.**
 - f. **Seal the envelope, sign the back of the envelope along the seal**
 - g. **Place the QUORUM PROXY and the DIRECTED PROXY in the envelope that is addressed to Management.**
 - h. **If you attend the meeting, your documents will be returned to you that night, if you wish.**
4. Please return the DIRECTED PROXY (in the sealed envelope labeled Directed Proxy) and QUORUM PROXY, by mail in the pre-addressed envelope postmarked **no later than June 13, 2024** or give to your proxy to bring to the meeting on June 18, 2024.
5. Should you have any questions, please email sambush@abarisrealty.com

2024 ELECTION QUORUM PROXY

JUNE 18, 2024

HAMPSHIRE GREENS HOMEOWNER'S ASSOCIATION, INC.

In person at
The Hampshire Greens Golf Course Clubhouse Pavilion
616 Firestone Drive, Ashton, Maryland 20861

We must have a quorum (**1/6 of the membership, 48 homes**) to conduct this meeting. If you are unable to attend the meeting, please complete and return this quorum proxy so that a quorum will be represented.

I/We _____
(Full name, printed)

do hereby grant this proxy in accordance with the Bylaws of HAMPSHIRE GREENS HOMEOWNER'S ASSOCIATION, INC., as stated in Article III, Section 3.4, recorded in the depository of the Circuit Court of Montgomery County MD.

This proxy is to be used to represent me for the purpose of **QUORUM ONLY**.

Homeowner Name (Signature)

Date

Address (Printed)

Homeowner Name (Printed)

Telephone Number or E-Mail Address

INSTRUCTIONS

Please follow the instructions on the preceding Instruction Sheet

**2024 ELECTION BALLOT WITH OPTIONAL
DIRECTED PROXY JUNE 18, 2024
HAMPSHIRE GREENS HOMEOWNER'S ASSOCIATION, INC.**

In person at
The Hampshire Greens Golf Course Clubhouse Pavilion
616 Firestone Drive, Ashton, Maryland 20861

If you choose to vote in the election of members to the Board of Directors, please select your candidate(s) by checking any name(s) or writing in your candidate choice below.

Vote for no more than **Three (3)** candidates. If you vote for more than **Three (3)**, your vote will be disqualified.

- Eduardo Barcelo
- Nasrin Brebbia
- Jasbir "Rani" Chowdhary
- Rich DiPippo
- Write-In _____

Homeowner Name (Signature)

Date

Address (Printed)

Homeowner Name (Printed)

Telephone Number or E-Mail Address

DIRECTED PROXY

Fill out this portion naming a proxy if you **will not** attend the meeting.

I/WE _____
(Full name, printed)

hereby appoint* _____
(Full name, printed)

to cast my/our vote in my/our absence. (If unsure who to designate, please enter the Board Secretary)

***YOUR PROXY MUST BE IN ATTENDANCE AT THE MEETING FOR YOUR VOTE TO COUNT.**

INSTRUCTIONS

Please follow the instructions on the preceding Instruction Sheet



Annual Notice to Residents of COC's



We want you to know about the Montgomery County Commission on Common Ownership Communities

Montgomery County recognizes that a substantial proportion of all its citizens now live in condominium, cooperative, and homeowner associations, generally called "common ownership communities." In order to serve better the special needs of these communities, to act as their advocate, and to maintain and improve the quality of life in these communities, the county created the **Commission on Common Ownership Communities**, operating under the authority of Chapter 10B of the Montgomery County Code.

The commission has 3 basic duties:

Education: The commission provides free information to both members and governing bodies about their rights and duties under Maryland law, as well as advice on how to properly operate the association, and avoid complaints. Among other tools, it offers a "Community Manual and Resource Guide" for boards of directors, and detailed information on such topics as architectural control, assessments, and meetings – all of which can be found on the commission website. It also publishes a newsletter summarizing recent developments affecting common ownership communities. Commissioners will speak to communities and their boards on request and welcome invitations to do so.

Legislation: The commission advocates for common ownership communities concerning proposed laws and regulations at the local and state level.

Dispute resolution: The commission can hear and resolve certain disputes between members of the communities and their governing bodies, and its decisions are legally binding on the parties. Copies and easy-to-read summaries of its decisions are posted on its website and reviewed in its newsletter.

The commission is composed of 15 volunteers who are appointed for three-year terms. Eight members must be residents of common ownership communities and the other seven must be professionals who work with the communities, such as property managers, lawyers, developers, and realtors. Every fall, the county publishes a request for applicants to the commission to replace those whose terms are due to expire.

For more information on the Commission and its services, visit its website at:
www.montgomerycountymd.gov/ccoc

If you have questions or need advice, the CCOC prefers to be contacted by email at:
CCOC@montgomerycountymd.gov

2017

Section 2.12. "Property" shall mean and refer to all real property as may hereafter be brought within the jurisdiction of the Association pursuant to Article 2 of the Declaration.

Any other capitalized terms used herein shall be defined as set forth in the Declaration unless specifically provided otherwise in these Bylaws.

ARTICLE 3 Meeting of Members

Section 3.1. Annual Meetings. The first annual meeting of the Members shall be held within twelve (12) months from the date of filing of the Articles of Incorporation of the Association, or within sixty (60) days of the date of conveyance of fifty percent (50%) of the Lots which may be annexed within the Property, whichever occurs earlier, and each subsequent regular annual meeting of the Members shall be held on the same day of the same month of each year thereafter or such other reasonably similar date as may be selected by the Board of Directors. If the day for the annual meeting of the Members is a legal holiday, the meeting will be held at the same hour on the first day following which is not a legal holiday.

Section 3.2. Special Meetings. Special meetings of the Members may be called at any time by the President or by the Board of Directors, or upon written request of the Members who are entitled to vote one-sixth (1/6) of all of the votes of the Class A membership.

Section 3.3. Notice of Meetings. Written notice of each meeting of the Members shall be given by, or at the direction of, the Secretary or person authorized to call the meeting, by mailing a copy of such notice, postage prepaid, or hand delivering a copy of such notice, at least ten (10) days (but not more than ninety (90) days) before such meeting to each Member entitled to vote thereat, addressed to the Member's address last appearing on the books of the Association, or supplied by such Member to the Association for the purpose of notice. Such notice may be waived upon the declaration of an emergency by the person calling the meeting. Such notice shall specify the place, day and hour of the meeting, and, in the case of a special meeting, the purpose of the meeting. All meetings of the Members shall be held at places and times convenient to the greatest number of Members.

Section 3.4. Quorum. The presence at the meeting of Members entitled to cast, or of proxies entitled to cast, one-sixth (1/6) of the votes of each class of membership shall constitute a quorum for any action except as otherwise provided in the Articles of Incorporation, the Declaration or these Bylaws. If, however, such quorum shall not be present or represented at any meeting, the Members entitled to vote thereat shall have power to adjourn the meeting from time to time, without notice other than announcement at the meeting, until a quorum as aforesaid shall be present or be represented.

Section 3.5. Voting. At every meeting of the Members, each Class A Member shall have the right to cast one (1) vote for each Class A membership which he owns on each question. Each of the Class B Members shall have the right to cast one (1) vote for each Class B membership which he owns on each question. The vote of the Members representing fifty-one

**HAMPSHIRE GREENS HOA
BOARD OF DIRECTORS
NOMINATION APPLICATION**

I, Eduardo Barceh, hereby submit my name for consideration of nomination for the Board of Directors of the Hampshire Greens HOA election.

Occupation: Risk Management leader, Emergency Response and Biomedical


Education: B.S. in Biology, UMCP; Certificate of completion in leadership from Harvard Business School; Certified Risk Management Professional.

Experience: Please refer to the attached written response for further details.

Outside Activities: _____

Attributes which contribute to the effectiveness of the Board: _____

Please refer to the attached written response for further details.

SIGNATURE  DATE 5/1/2024

PLEASE RETURN NO LATER THAN FRIDAY, MAY 3, 2024 TO ABARIS REALTY, INC., 7811 Montrose Road, Suite 110, Potomac, MD 20854 OR BY FAX (301)468-0983 OR BY EMAIL sambush@abarisrealty.com

Dear Hampshire Greens Members,

I am excited to announce my candidacy for the Board of Directors of our Homeowners Association. As a returning candidate for the Board, my past accomplishments reflect key attributes essential for effective governance. I've demonstrated adeptness in educational advocacy, infrastructure management, and community service, all of which underline my commitment to addressing pressing issues and enhancing resident well-being.

My commitment to educational advocacy is evident through extensive involvement in school boundary changes, attending over 40 meetings, and establishing meaningful relationships with School Board Members and County Council representatives. This dedication showcases my proactive approach to understanding and addressing issues vital to our community's well-being.

My leadership in conducting Reserve Studies, negotiating contracts, and overseeing property assessments demonstrates a meticulous attention to detail and a strategic mindset aimed at ensuring the long-term sustainability of our community.

Furthermore, my involvement in initiatives such as improving lighting, enhancing security measures, and advocating for signage improvements underscores my proactive stance on addressing safety concerns and enhancing the quality of life for residents.

Community service lies at the core of my ethos, as evidenced by numerous visits to residents, proactive engagement with local representatives, and responsive action to community needs. This hands-on approach fosters trust and transparency within our community, paving the way for effective collaboration and problem-solving.

Moreover, my proactive approach to streamlining schedules, facilitating productive meetings, and prioritizing resident concerns aims to foster transparency, trust, and inclusive decision-making within our community governance.

In summary, my track record showcases a blend of leadership, collaboration, and responsiveness, positioning me to drive positive change and enhance the effectiveness of our community governance.

I am honored to have been part of these efforts alongside dedicated community members, and I am excited about the opportunity to continue serving our neighborhood on the board. I am deeply grateful for the trust and support you have shown me in the past, and I humbly ask for your vote once again. Together, we can continue to make our neighborhood a place we are all proud to call home.

Thank you for considering my candidacy. I look forward to the opportunity to serve you once again.

Eduardo Barcelo



HAMPSHIRE GREENS HOA
BOARD OF DIRECTORS
NOMINATION APPLICATION

I, Nasrin Brebbia, hereby submit my name for consideration
of nomination for the Board of Directors of the Hampshire Greens HOA election.

Occupation: Physician (Surgeon)

Education: MD

Experience: 30+ years

Outside Activities: Cooking, gardening, traveling

Attributes which contribute to the effectiveness of the Board: I am a problem-solver. I have lived in HOA for 13+ years. Have been on the Board before. I love this community. I am on the Social Committee as well as the Landscape Committee. I love to meet new people and to learn new things.

SIGNATURE N. Brebbia DATE 5/2/2024

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**HAMPSHIRE GREENS HOA
BOARD OF DIRECTORS
NOMINATION APPLICATION**

I, Jasbir Chowdhary (Rani) hereby submit my name for consideration
of nomination for the Board of Directors of the Hampshire Greens HOA election.

Occupation:

Retired Physician

Education:

MD, Masters in Medical Administration

Experience: Have worked as a physician for about 40 years , during this time I was the head of my department . I ran a 24/7 unit Supervising 150 physicians. I had to ensure the unit was always adequately staffed (by happy physicians smile!) and we stayed within budget.

Outside Activities:

I am an active member of the Montgomery County Inter Faith Book Club. Volunteer at the Food Drive at our Temple I do this at least once a month. I also volunteer as needed at my grandchildren's school. I do volunteer in the community helping drive people to their doctor's appointments or cook a meal when they cannot cook.

Attributes which contribute to the effectiveness of the Board:

I am very approachable and willing to listen. I am willing to help whenever I am needed. I have helped organize our annual picnic every year and this has helped me to get to know several of you . Working with the Social Committee and welcoming our new neighbors is another way I have got to know our neighbors. I try to be fair and unbiased when dealing with thorny issues and try to remain calm when dealing with uncomfortable situations. I have served on the Board for 3 years and have learnt a lot and have tried to do my best. If elected I hope to continue to learn and to serve our community.

Jasbir Chowdhary _____

DATE 5/16/2024 _____

**HAMPSHIRE GREENS HOA
BOARD OF DIRECTORS
NOMINATION APPLICATION**

I, Rich Dipippo, hereby submit my name for consideration
of nomination for the Board of Directors of the Hampshire Greens HOA election.

Occupation: Partner NFP

Education: George Wahington University

Experience: Served as President of Hamshire Greens HOA for over 10 years

Outside Activities: Member of Board of Advisors for George Washington University School of
~~Business. Past President of the Lido Civic Club of Washington DC.~~

Attributes which contribute to the effectiveness of the Board: We have lived in the Hampshire Greens community since 1998 and i want to continue to
contribute to its future.

SIGNATURE  DATE 5/16/2024

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