Abaris Real Estate Management, Inc.
1101 Wootton Parkway # 820, Rockville MD 20852
Maryland: 301-468-8919 · Fax: 301-468-0983
Virginia: 703-437-5800
abarisrealty.com

November 8, 2026

Dear Gateway Park HOA Homeowners,

In accordance with the documents which govern Gateway Park Homeowners Association, this letter will serve as official notification of the Annual Meeting. The Annual Meeting will be held virtually via ZOOM on Monday, January 18, 2027 at 5:00 PM. Members may participate in the virtual meeting by video conference or by phone using the following ZOOM link:

Link:	**https://abarisrealty.zoom.us/j/9144800786?pwd=EeNIFVtGZyAhfhx13R4iVD0zopo8h2.1**
Dial In Number:	**301-715-8592**
Meeting ID:	**914 480 0786**

The purpose of the Annual Meeting will be to elect two (2) members to the Board of Directors of the Association for 3-year terms. One position is currently held by Anthony Gallacher and the other position is vacant. 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, fax number or email:

Abaris Real Estate Management Inc.
1101 Wootton Parkway, Suite #820
Rockville, MD 20852

Fax: 301-468-0983
Email: customercare@abarisrealty.com

PLEASE NOTE:

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 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

The Board of Directors is considering the use of a third party electronic voting company to conduct the upcoming election, as was done for the last election, which will be an unbudgeted expense for the Association that will cost approximately $800. **Any owner who is an independent party meeting the above requirements who is interested in serving as the Association'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.

To ensure that your name is placed on the ballot, please return your Nomination Application **no later than Friday, December 4, 2026**. A second notice which will include the voting instructions and an agenda for the Annual Meeting will be sent to all owners at least 3 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. Please mark your calendar to participate in the upcoming Annual Meeting!

Sincerely,

Kaitlyn Ambush, CMCA, AMS
Community Manager

GATEWAY PARK HOMEOWNERS ASSOCIATION

BOARD OF DIRECTORS

NOMINATION APPLICATION

NAME: _____ **PHONE #:** _____

ADDRESS: _____

WHY DO YOU WANT TO RUN? _____

_____

_____

_____

_____

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

MAINTENANCE: _____

_____

_____

FINANCIAL MATTERS: _____

_____

_____

COMMUNITY COHESION: _____

_____

_____

THE INFORMATION PROVIDED HERE WILL BE PUBLISHED AND DISTRIBUTED TO THE COMMUNITY BEFORE THE ELECTION.

Please return to Abaris Real Estate Management, 1101 Wootton Parkway, Suite 820, Rockville, MD 20852 or by Fax 301-468-0983 or by email customercare@abarisrealty.com
Attn: Kaitlyn Ambush, Community Manager no later than December 4, 2026.