

To All Owners of the Hopewell Pointe Community Association - Please Read Entire Email

There will be a community meeting on Thursday, February 9, 2023, from 6:00 until 8:00 p.m. regarding to the development of Parcel E. This meeting is open to Hopewell Pointe **owners** only. This meeting is informative in nature and is meant to bring owners up to speed on the current status of our relationship with Parcel E and to gain a consensus about what our next steps should be. We will start the meeting promptly at 6:00 p.m. so please do not arrive late. If you care to arrive early, a current Parcel E platt will be posted on the wall for review, starting at 5:30 p.m. Find a general outline/agenda for the meeting on Page 3 of this email.

This meeting will be held in the basement meeting room at the Essex Branch of the Baltimore County Public Library at 1110 Eastern Ave., Essex, MD 21221, The room has a capacity of 50 people who will be admitted on a first come/first served basis. A sign-in sheet will be circulated. Be sure that you sign it, including your HWP address.

A Zoom link has been established and can be found on Page 2 of this email. Zoom capacity is 100 people and will be opened up 10 minutes prior to the start of the meeting. If you do not arrive by 6:00 to the Zoom meeting you may have to wait in the waiting room for admittance. I suggest that you get on as early as possible. Your name will be written down as a means of attendance. If your identity is obscured on your device, you will be asked to identify yourself and provide an address. If you cannot be identified, you will be removed from the Zoom call. Everyone will be muted as you enter the Zoom meeting. If you have a question, please use the hand raising feature at the bottom of the screen. Make sure your question is succinct to save time. Please remain muted until you are acknowledged. If we run out of time and don't get to your question(s), you can send them to bevhopewellpointe@gmail.com. You will receive a response a few days after the meeting. This Zoom meeting will be recorded.

For owners in attendance - Your questions will be taken at the end of the presentation. Please write your questions on the index cards provided as succinctly and neatly as possible. Include your name and address. Please bring your own pen and paper for note taking. If we run out of time and are unable to answer your question(s) you can turn in your index card before leaving, or email your question(s) to bevhopewellpointe@gmail.com. You will receive an answer in the days following the meeting.

See an outlined agenda below on Page 3. Please print it out and bring it with you, so you can follow along. Copies of the agenda will **not** be provided the night of the meeting.

A straw poll will be taken following the meeting to determine how HWP owners feel about the development of Parcel E. The poll also asks if you feel it's a good idea to allow Parcel E owners into our HOA. You will have a full understanding of what that entails by the end of the meeting. You can find the straw poll ballot on page 4 of this document. Please print and bring it with you if you are attending the meeting in person; copies will NOT be provided at the meeting. **Only one vote per address is permitted.** You can turn your straw poll ballot in the night of the meeting, or you can return it to bev@hopewellpointe@gmail.com no later than midnight, Wednesday, February 15, 2023. For those on Zoom, print the attached straw poll ballot and return it to bevhopewellpointe@gmail.com no later than midnight, Wednesday, February 22, 2023. Please know that this straw poll vote is not binding and will NOT determine next steps; it is in essence a means for the HOA to get a general consensus of all owners. After February 15th, the HOA Board will announce the results via the CineSystem. So, if your email is not registered with Conway Management, you may want to do that soon. The results will also be posted on the Community Facebook page and on the HWP website. The HOA Board will announce the final decision regarding Parcel E at the monthly Community Association Meeting to be held via Zoom on Wednesday, February 22, 2023, at 7:00 p.m. Zoom link to follow in another email.

On Page 5 you will find a copy of the Parcel E platt that will be displayed at the meeting. Copies will NOT be supplied at the meeting so, if you want a copy, please print it out.

ZOOM LINK - Parcel E PRESENTATION TO COMMUNITY

Time: Feb 9, 2023 06:00 PM Eastern Time (US and Canada). Doors at the library will open at 5:30 p.m.

Join Zoom Meeting

<https://us02web.zoom.us/j/83433057690?pwd=YXhNbDARVHE0MWp6ZGZ5WDhOd041QT09>

Meeting ID: 834 3305 7690

Passcode: 404889

One tap mobile

+13017158592,,83433057690#,,,,*404889# US (Washington DC)

+13052241968,,83433057690#,,,,*404889# US

Dial by your location

+1 301 715 8592 US (Washington DC)

+1 305 224 1968 US

+1 309 205 3325 US

+1 312 626 6799 US (Chicago)

+1 646 558 8656 US (New York)

+1 646 931 3860 US

+1 669 444 9171 US

+1 669 900 9128 US (San Jose)

+1 689 278 1000 US

+1 719 359 4580 US

+1 253 205 0468 US

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

+1 360 209 5623 US

+1 386 347 5053 US

+1 507 473 4847 US

+1 564 217 2000 US

Meeting ID: 834 3305 7690

Passcode: 404889

Find your local number: <https://us02web.zoom.us/j/83433057690>

AGENDA FOR PARCEL E PRESENTATION TO HWP OWNERS

- I. Introduction
- II. History of Parcel E
- III. Legal cases
- IV. Attorney
- V. Annexation of Parcel E into the community
- VI. Partial Annexation of Parcel E into the community
- VII.No Annexation of Parcel E into the community
- VIII.Financial analysis from HOA Board Treasurer
- IX. Input from other HWP board presidents
- X. Q & A
- XI. Straw Poll

BALLOT

Ballot for Parcel E Straw Poll - Due back NLT Wednesday, February 15, 2023, at midnight.

The results of this straw poll is to provide the HOA Board with a broad sense of how Hopewell Pointe owners feel about the development of Parcel E and whether or not Parcel E should be annexed into our Community Association. Only one vote per address is permitted.

Scenarios - Please understand that the following are scenarios and nothing has been decided definitively. Initial that you have read and understand each scenario. Also know that this straw poll is not binding and the final decision will be made, only in part, by the results of this poll.

If the straw poll indicates that most owners are in favor of continuing the HOA Board’s efforts to stop the development of Parcel E, and the HOA Board concurs, I understand that any associated attorneys fees and related costs will come from the HOA monthly assessments and that fees could potentially be increased as a result. _____

If the straw poll indicates that most owners wish for the HOA Board to stop their efforts in the development of Parcel E, and the HOA Board concurs, I understand that development will commence as early as next spring _____

If the straw poll indicates that most owners want to stop the HOA Board’s efforts in the development of Parcel E, and the HOA Board concurs, I understand that a decision will have to be made about whether or not Parcel E is annexed into our community and allowed access to our amenities; for example, the pool, the walking path, use of the fishing pier, etc. I understand that the monthly assessment may increase as a result. _____

If the vote indicates that most owners want to stop the HOA Board’s efforts in the development of Parcel E, and the HOA Board concurs, I understand that a decision will have to be made about whether or not Parcel E is annexed into our community on a limited basis (no pool access), or a full basis which would allow access to our amenities; for example, the pool, the walking path, use of the fishing pier, etc. _____

Only owners are permitted to submit a straw poll ballot. All others will be discarded and will not be counted. Be sure to include your name and HWP address. Only one vote per address is permitted.

Put a check mark next to the statement that best describes your feeling regarding Parcel E.

I am in favor of the HOA continuing their efforts to stop the development of Parcel E. _____

I am in favor of the HOA Board discontinuing their efforts to stop the development of Parcel E. _____

I am in favor of wholly annexing Parcel E into the Community Association. _____

I am not in favor of wholly annexing Parcel E into the HWP Community Association. _____

I am in favor of partially annexing Parcel E into the HWP Community Association. _____

SIGNATURE OF OWNER _____

ADDRESS OF OWNER _____

MOST CURRENT PARCEL E PLATT AS OF FEBRUARY 7, 2023



RENDERING
HOPEWELL POINTE
PARCEL E
DISTRICT 1546
SCALE: 1"=30'
BALTIMORE COUNTY, MD
FEBRUARY 1, 2023

CENTURY
ENGINEERING
A Kleinfelder Company
10710 Oakley Road, Hunt Valley, MD 21081
Phone: 410-326-2400 www.centuryeng.com