



## Abaris Realty, Inc.

7811 Montrose Road, Suite 110, Potomac, MD 20854

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Web Site: [www.abarisrealty.com](http://www.abarisrealty.com)

Excellence  
Since 1975

November 13, 2024

Dear Tuckerman Station HOA Homeowner,

In accordance with the documents which govern the Tuckerman Station Homeowners Association, this letter will serve as official notification of the Annual Meeting. The Annual Meeting will be held virtually on Monday, January 27, 2025 at 7:30 PM immediately following the regular monthly Board meeting. Members may participate in the virtual meeting by video conference or by phone using the following ZOOM link:

<https://abarisrealty.zoom.us/j/9144800786?pwd=EeNIFVtGZyAhfhx13R4iVD0zopo8h2.1>

The purpose of the Annual Meeting will be to elect two (2) members to the Board of Directors of the Association for three-year terms. 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 or fax number or email:

Abaris Realty, Inc.  
7811 Montrose Road, Suite 110  
Potomac, MD 20854  
FAX: 301-468-0983  
E-mail: [sambush@abarisrealty.com](mailto:sambush@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](tel:240-777-3636) or visit [www.montgomerycountymd.gov/ccoc](http://www.montgomerycountymd.gov/ccoc).

To ensure that your name is placed on the ballot, interested candidates should return their Nomination Application to Abaris Realty **no later than Friday, December 13, 2024**. A second notice which will include the proxy/ballot and agenda for the Annual Meeting will be mailed to all owners at least two weeks prior to the meeting date. The Board of Directors and Management encourage all owners to participate in the Annual Meeting to see how the Association has progressed over the last year and be part of your community's future. I hope you are all staying safe and well.

Sincerely,

Shireen Ambush, PCAM, CPM  
Community Manager

**TUCKERMAN STATION HOMEOWNERS ASSOCIATION**  
**BOARD OF DIRECTORS**  
**CANDIDATE QUALIFICATION STATEMENT**  
**2025 ANNUAL MEETING**

NAME: \_\_\_\_\_ PHONE #: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

EMAIL: \_\_\_\_\_

WHAT ARE YOUR REASONS FOR SEEKING NOMINATION TO THE BOARD OF DIRECTORS? (GOALS, IDEAS, COMMUNITY NEEDS, ETC.)

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HAVE YOU EVER BEEN INVOLVED IN A CONDOMINIUM/HOMEOWNERS ASSOCIATION OR COMMUNITY ORGANIZATION? EXPLAIN:

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ANY ADDITIONAL IDEAS AND COMMENTS THAT MIGHT BE OF INTEREST TO YOUR NEIGHBORS?

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USE REVERSE SIDE OR ADD PAGES IF NEEDED. THE INFORMATION PROVIDED HERE WILL BE PUBLISHED AND DISTRIBUTED TO THE COMMUNITY BEFORE THE ELECTION.

**Please return to Abaris Realty, Inc., 7811 Montrose Road, Suite 110, Potomac, MD 20854**  
**or by fax: 301-468-0983 or by email: sambush@abarisrealty.com**  
**Attention: Shireen Ambush, Property Manager by December 13, 2024**