

# THE FIELDS

## Spring 2023 Newsletter

### NEW MANAGEMENT COMPANY

We would like to extend a warm welcome to our new property management company, Unlimited Property Management (UPM). If you have any questions or concerns, please contact Jaime Blumberg at [info@unlimitedpropertymgmt.com](mailto:info@unlimitedpropertymgmt.com), [robertsfieldshoa@gmail.com](mailto:robertsfieldshoa@gmail.com), 443-717-4257, or through your owner portal.

If you have not yet signed up for portal access but would like to, visit [thefieldshoa.org](http://thefieldshoa.org) web page, download the Confidential Information Request form and send to [info@unlimitedpropertymgmt.com](mailto:info@unlimitedpropertymgmt.com). An electronic invitation for portal access will be sent to you via email shortly thereafter.

### UPCOMING EVENTS

Our annual community yard sale will be held at the Spring Garden Elementary parking lot on June 10, 2023, from 8:00 AM to 1:00 PM. Fees are \$10 per spot, with 100% of proceeds going to Spring Garden Elementary. No rain date is proposed, the event will be held rain or shine.

### ANNUAL MEETING

Our annual meeting will be held at 7:00 PM on Thursday, April 20, 2023, at Town Hall. Two board member seats are up for re-election. If you are interested in running, please reach out to UPM.

In the interim, we are pleased to announce that Dan Baumiller has volunteered to fill the vacant Board seat that's remained open the last few months. The board thanks him for his willingness to serve the residents of the community.

### MONTHLY HOA MEETINGS

Monthly HOA meetings are held on the 3<sup>rd</sup> Thursday of each month, except December, at 7:00 p.m. at the Hampstead Town Hall, 1034 S. Carroll St, Hampstead, MD.

### PROJECTS

The aging trash can at the Boxwood playground has been replaced. Other revitalization projects are currently being investigated and evaluated by UPM and the Board of Director.

UPM has initiated a request for proposals for completion of the state-mandated Reserve Study.

We currently anticipate completion of this work around Q3 2023. Findings and recommendations will be shared with community residents.

### ARCHITECTURAL REQUESTS

All exterior changes, alterations, or additions to property within The Fields Homeowner's Association requires written approval from the Architectural Request Committee (ARC). The Architectural Form is available on our website, [www.thefieldshoa.org](http://www.thefieldshoa.org).

### HOA BOARD OF DIRECTORS

Janet Jacober	Cristi Myers	Zach Neal	Dan Baumiller	Wayne Whorton
President	Vice President	Treasurer	Secretary	Member At Large

~ THE FIELDS HOA ~  
**NOTIFICATION OF ANNUAL MEETING**

March 2022

Dear Homeowner:

*It takes an active community along with a full and active Board, to successfully manage the business of the community. We need you. Working together is the most effective solution to our shared problems. Working together is the best building block for the future of our Community.*

In accordance with the By-Laws of The Fields Homeowners Association, Inc., our Association will conduct its Annual Meeting on **Thursday, April 20, 2023** at 7:00 p.m. at the Hampstead Town Hall, located at 1034 S. Carroll Street, Hampstead, MD 21074. The Association will conduct business at this meeting to elect a Director to the Association's Board of Directors.

Elections to fill two (2) positions on the Board of Directors. Nominations will be taken from the floor, or nominations may be made by Proxy. A quorum of 10% of 639 homeowners (64 members) must be represented at the Annual Meeting, either in person or by proxy. Those elected will each serve for a three-year term.

**If you cannot attend the Annual Meeting on April 20, 2023, please complete this Proxy and return it no later than 3:00 p.m. on the day of the meeting. You can submit your proxy in several ways:** By Email (PREFERRED): [info@unlimitedpropertymgmt.com](mailto:info@unlimitedpropertymgmt.com); By Facsimile: 410-552-8346; By Regular Mail: The Fields HOA, P.O. Box 2965, Westminster, MD 21158; or give to any Board Member or neighbor who will be attending.

**PROXY/BALLOT**

I/WE \_\_\_\_\_ (print name)  
Of \_\_\_\_\_ (address) being members in good standing of The Fields Homeowners Association, Inc. do hereby grant my/our proxy to any current Board Member or an Association Member in good standing, who may cast my/our vote at the Annual Meeting on **Thursday, April 20, 2023** for any association business that requires voting. If the Annual Meeting is postponed or quorum is failed to be met, this Proxy shall be valid until such meeting is held, unless otherwise revoked. If quorum is not met, the Annual Meeting will be rescheduled to **Thursday, May 18, 2023** at the same time and location as the previously scheduled meeting. At the reconvened meeting, quorum will be deemed to have been met and any business, including the annual elections, can be conducted.

**EXPRESS INSTRUCTIONS:** I/We hereby direct and instruct the holder of this Proxy to vote, as indicated below, on the election of the Directors to the Board. Absent express direction, the proxy holder shall have the full right to vote in accordance with his/her discretion.

<b><u>Candidates:</u></b>	<b><u>Vote:</u></b>
Janet Jacober	
Wayne Whorton	
Write In:	
Write In:	

**IF ATTENDING THE MEETING IN PERSON, PLEASE BRING THIS PROXY WITH YOU. This proxy must be signed, or it will not be valid for the election of Directors.**

The undersigned has executed this Proxy.

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Signature

**\*\*ACCOUNT MUST BE CURRENT AND IN GOOD STANDING IN ORDER TO VOTE. ANY PROXY SUBMITTED BY A UNIT NOT IN GOOD STANDING WILL NOT BE COUNTED.\*\***

# UNLIMITED PROPERTY MANAGEMENT, INC.

P. O. BOX 2965  
WESTMINSTER, MD 21158  
410.808.6769 (PHONE)  
410.552.8346 (FACSIMILE)

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## CONFIDENTIAL INFORMATION SHEET

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

OWNER NAME(S): \_\_\_\_\_

MAILING ADDRESS (if different than unit address): \_\_\_\_\_

CITY: \_\_\_\_\_ STATE: \_\_\_\_\_ ZIP: \_\_\_\_\_

TELEPHONE NUMBER(S): \_\_\_\_\_ (home) \_\_\_\_\_ (work)  
\_\_\_\_\_ (cell - \_\_\_\_\_) \_\_\_\_\_ (cell - \_\_\_\_\_)  
\_\_\_\_\_ (alt. telephone) \_\_\_\_\_ (alt. telephone)

EMAIL ADDRESS(ES): \_\_\_\_\_  
\_\_\_\_\_

RESIDENT/TENANT NAME(S): \_\_\_\_\_

RESIDENT/TENANT TELEPHONE NUMBER(S): \_\_\_\_\_ (home) \_\_\_\_\_ (work)  
\_\_\_\_\_ (cell - \_\_\_\_\_) \_\_\_\_\_ (cell - \_\_\_\_\_)  
\_\_\_\_\_ (alt. telephone) \_\_\_\_\_ (alt. telephone)

RESIDENT/TENANT EMAIL ADDRESS(ES): \_\_\_\_\_  
\_\_\_\_\_

**OPTIONAL EMERGENCY CONTACT:** In the event of an emergency and you are unable to be reached, please contact:

EMERGENCY CONTACT NAME: \_\_\_\_\_

EMERGENCY CONTACT TELEPHONE NUMBER(S): \_\_\_\_\_ (cell) \_\_\_\_\_ (other)

Do they have access to your unit in the event of fire or flood? \_\_\_\_\_ Yes \_\_\_\_\_ No

**THIS INFORMATION IS COLLECTED FOR INTERNAL ASSOCIATION USE ONLY.**

**Please return this completed form to your Association, ATTN: Unlimited Property Management, Inc., P.O. Box 2965, Westminster, MD 21158, 410-552-8346 (facsimile), [info@unlimitedpropertymgmt.com](mailto:info@unlimitedpropertymgmt.com)**

For Office Use Only: \_\_\_\_\_ ASSN \_\_\_\_\_ Date  
Authorized: \_\_\_\_\_ (initial)