March 15, 2014

RE: Severn House Condominium

Dear Home Owners:

The Severn House Condominium Association will hold their Annual Membership Meeting on Tuesday, April 8, 2014 at 7pm at St. Luke’s Church.

If you are unable to attend the meeting, please complete and return the enclosed proxy/ballot to Victory Management at the address below. If you prefer to cast your vote online, please login to the Severn House web page via www.victorymgt.com and click on the link (midway down page): **2014 Annual Membership Meeting Online Ballot**

It is important that if you cannot be present at the Annual Meeting that you complete the enclosed Proxy and Ballot. Give your completed Proxy and Ballot to the person you designate to deliver such to the Annual Meeting or to a member of the Board of Directors.

Your proxy holder can be any other member of the Association who will be present at the meeting or the Property Manager, Vicki Burnett who is also attending the meeting.

Additionally, pursuant to the Maryland Condominium Act, this disclosure serves as notice to each owner that it is the owner’s responsibility to obtain insurance for: 1) Their personal property within the unit, 2) any betterments and improvements made to the unit, 3) $5000 to cover the master policy deductible should the cause of any damage or destruction originate in said unit.

Please be advised that the procedure authorized by Section 11-109(c)(8)(ii) of the Maryland Condominium Act may be invoked if a sufficient number of members to constitute a quorum or to approve or authorize the actions set forth in this notice are not in attendance.

Sincerely,

Victory Management
PROXY AND BALLOT – April 2014

I/We ______________________________ is/are the owner(s) of __________________Fairview Ave.
and is/are member(s) in good standing of the Severn House Condominium (“Association”) under the provisions of the duly recorded legal instruments governing the Association. I/We hereby appoint(s)______________________ as agent and Proxy with full power of substitution, to vote the percentage interest which the undersigned is entitled to vote if personally present at the Annual Meeting of Members of the Association, scheduled for April 8, 2014, and any adjournment thereof, with all powers I/we would possess if personally present, upon all matters that may properly come before that meeting or any adjournment thereof, with the exception of the Ballot for Director and Bylaw Amendment below which the Proxy shall submit on the undersigned’s behalf at the meeting. I/We hereby revoke any proxy or proxies heretofore given to vote such membership interest at said meeting or any adjournment thereof. This Proxy is effective as of the date set forth, but may be revoked at any time.

____________________________  ______________________________             _____/_____/_____
Signature of Member              Signature of Proxy             Date

BALLOT FOR DIRECTOR  There are 4 positions up for election. The new elected members will be joining Marlene Patmore, Kathleen Murphy & Sarah Bounds, on the Board.

Please vote for the 4 of your choice. Additional nominations will be taken from the floor.

_____  Frank Fox

_____  Denny Vito

_____  ____________________________ (write in nomination)

_____  ____________________________ (write in nomination)
Frank Fox-769E
Hello, my name is Frank Fox and I have been an SH owner since 1991 and a resident since 1999. I have now been a member of the SH Board of Directors for 10 years and with your support, would very much like to continue serving the community in that capacity. As the Board's Marina representative, I was responsible for overseeing the not so long ago completed bulkhead and marina reconstruction project. I am also serving as the Interim Dock Master and as such, work in concert with the Dock committee to ensure that marina operating policies reference boat registration, slip leasing, transient docking, dinghy storage, and the like, are fairly enforced and updated as necessary. Additionally, I ensure that the waterfront rules generally make sense, and when they don't, we propose changes that do. The Severn House community will be facing many challenges over the next few years in areas such as sustaining the infrastructure and I think the experience I have gained as a board member over the past 10 years has provided me with a good foundation for continuing to well serve the community. As I already mentioned, I would like to stay on the job and therefore I ask for your support and your vote! Thank you.

Dennis Vito 776C
My wife, Paula, and I purchased a unit in Severn House 6 years ago as a first step in our plans to retire to the Annapolis area. Although I grew up in the Philadelphia area, as a 1973 graduate of the Naval Academy, our goal has been to come home to the Annapolis area when we retire. Fortunately, we met several residents from Severn House whose excitement about the community helped us to make the decision to purchase a unit. We own a Sabre 362 sailboat and a classic Lyman power boat that we keep in the marina and we are member of the Annapolis Yacht Club. Over the past 6 years, we have observed the pride that the residents take in this community and their involvement in making it a better place to live. We have also observed the importance in making sound business decisions for the community because they impact so many people. During the past two (2) years I have served on the board and I have enjoyed the interface with the other board members, the many volunteers that support our community and the residents that contribute to board decisions. I have supported the changes in Security with off-duty police officers and negotiations of a new bulk cable services agreement. I look forward to bringing my 40 years in the military and private industry operating engineering & construction firms to continue to support the maintenance of Severn House as the premier waterfront community in the Annapolis area.