March 11, 2015

RE: Severn House Condominium

Dear Home Owners:

The Severn House Condominium Association will hold their Annual Membership Meeting on Tuesday, April 14, 2015 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): ** 2015 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 2015

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 14, 2015, and any adjournment of such meeting, 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 5 positions up for election. The new elected members will be joining Frank Fox, and Denny Vito, on the Board.

Please vote for the 5 of your choice. Additional nominations will be taken from the floor.

_____ Davis Ewing
_____ Richard Fraenkel
_____ Kathleen Murphy
_____ Marlene Patmore
_____ Paula Vito
_____ Thomas White

_____ __________________________________ (write in nomination)
_____ __________________________________ (write in nomination)
Severn House 2015 Board of Director Candidates

David Ewing  As an Architect with much practical experience with building construction and knowledge of all building systems as well as experience writing specifications and analyzing bids I can offer common sense to the business of managing Severn House. Thank you for your consideration.

Richard Fraenkel  I have owned a unit at Severn House since 1983. During my career as a commissioned Foreign Service officer of the U.S. Government, I developed management, operational and financial expertise under various circumstances in Washington and foreign postings. Among my responsibilities were to help plan and execute operating budgets, and contracting for infrastructure projects and technical assistance. As Severn House Building 2 Community Representative, I’ve become more aware of some of the long-term maintenance needs of our buildings and infrastructure, and the planning role of the 2012 Reserve Study. I believe preventive maintenance is important, particularly inspection and phased replacement and upgrading of our electrical systems to meet the modern demand for power. The 2015 Severn House Budget Reserves Expenditures line item (ver.11/4/14) currently omits funding for inspections of electrical systems. I understand the Board has started preliminary discussions of the topic. In my view, periodic inspections for electrical systems are the first step to avoid overloaded circuits in our buildings; and, to avoid water damage, ditto for our plumbing systems. Finally, I applaud the Severn House community’s recognition of the recent environmental initiatives of our good neighbor, St. Luke’s Church. There are multiple reasons why we should encourage forest conservation next to our property. Serving Board members devote a large amount of their time and effort to the Severn House community. These folks deserve our thanks. I would also recommend that more owners participate as candidates in future elections.

Kathleen Murphy  Since 1995, I have served as Severn House Treasurer and am interested in continuing in this post. Over the years, the Board and management have sought to continually improve our budgeting, reserve planning and financial reporting processes for our community. I have been pleased to be a part of this as it is a way to continue to invest in and give back to Severn House. Our strong financial footing and unit owner support have enabled us to undertake important ongoing projects as well as major improvements such as the bulkhead/marina replacement project. These efforts have improved our community and our waterfront asset for decades to come. Additionally, serving as president and CEO of The Maryland Bankers Association has enabled me to bring a broader financial perspective to the community. My husband and I have enjoyed living and boating at Severn House since 1994.

Marlene Patmore  I am Marlene Patmore, and my husband and I have lived in Severn House for the past 21 years. Shortly after we moved here, I was asked to be on the now CRC, which I did for a year or so and was asked to run for the Board, and I served as Secretary for quite a few years. When my friend, Marge Schmidt, retired, I was asked to run for President, for which I have now served for approximately 8-10 years. I keep saying I will not run for a position on the Board again, but then I am asked to do so again, and I do enjoy serving on the Severn House Board. Like all others on the Board, I do feel we owe it to our community to do what we can to keep Severn House a great place to live, and to do what we can do to try to make it even better. I am running for the Board, if the owners wish me to continue, and will serve in any position requested.

Paula Vito  I am currently an interim Landscape Chairperson, living part time in Pennsylvania. I am retired from teaching art for 23 years in middle school. I managed annual budgets for 2 art classrooms in a public school system. In my free time I study new techniques in 2-d and 3-d media including technology applications, and make landscape paintings and prints for sale on a professional level. I continue my life-long interest and study of horticulture on a non-degree basis. Below is a bio for your consideration.

EXPERIENCE HIGHLIGHTS: Art teacher at Lenape Middle School since 1992, Mentoring a C.B. West Junior in the Graduation Project: Design, build and install two (2) large ceramic mosaic panels, Mentoring three (3) student teachers through Penn State and Arcadia universities, Member of art curriculum development committee, Mentor in the Ninth Grade Assessment Program for 10 years, Nominated for Disney Teacher of the Year, Co-chair District Art Show 2003, Organized two (2) Artist in Residence programs, Mentor for Critical Helpers student group: a precursor to peer mediation and real justice, Design & layout of an art rooms in the new addition at Lenape Middle School 1995, and again in 2009 for both Lenape and Tamanend Middle Schools, Trained and organized professional student artist group who painted 40’ x 8’ wall mural for Underwater World, Rt. 611, Horsham, Integration of stage scenery for “Beauty and the Beast” into the eighth grade curriculum, Voluntarily provide regularly scheduled open studio time after school for interested students, Regular field trips to the Michener and the Mercer museums. Traveled world wide: Japan, England, Ireland, France, Brussels, Slovenia, Venezuela, Hawaii, Caribbean, Certification by the U.S. Coast Guard as a Professional Captain in 2005. EDUCATION: BFA, Kutztown University, Communication Design, 1987, M.Ed. Art Education, Arcadia University, 1994, Instructional II Certification, K-12, Continuing Education: 30 Masters Credits. PERSONAL INTERESTS/AFFILIATIONS: Landscape painting, Reading: literature, leadership, psychology, Horticulture and gardening, Ornithology, Health and fitness, Cooking, Sailboat racing and cruising, Member Philadelphia Museum of Art, Member Michener Museum of Art
Thomas White  Tom currently is semi retired serving as an Adjunct Scholar at the American Enterprise Institute and as a consultant to organizations seeking strategic advice in financial transactions. Tom has published articles and papers on multifamily housing finance and has been asked by the Office of Management and Budget and the General Accounting Office of the United States government to comment on official government studies. He resides in Stuart Fl. and maintains a home in Annapolis Md. Tom most recently (2013) retired from his position as a Trustee of Charter Mac a real estate investment firm. Charter Mac was at one time the largest holder of real estate equity by number of units in the country. Tom is this position was on the Audit committee, the Strategic Planning committee, as well as other committees over ten years of service. Charter Mac was recently acquired by Hunt Corporation. Tom retired as Senior Vice President of Fannie Mae’s Multifamily Investments area in 2001. There, he was responsible for Fannie Mae’s multifamily lending and portfolio activities. He also led secondary market activities for Fannie Mae’s multifamily mortgage backed security products and also oversaw activities for all troubled property workouts and lender management. Prior to his tenure at Fannie Mae, Tom was a Senior Vice President of Finance at Bear Stearns Investment Bank. Before that, he was Executive Vice President of the National Council of State Housing Agencies (NCSHA) where he led all association activities and represented NCSHA before Congress on all housing activities. Previous to NCSHA, Tom worked at the Department of Housing and Urban Development (HUD). At HUD he was in the Housing Office and was responsible for bond finance and state agency programs. Formerly, he worked with the Michigan State Housing Agency where he was charged with directing all development of single- and multi-family housing activities and overseeing construction lending. In his early career, he served as a Michigan State Legislator in the 11th District, worked for the City of Detroit Commission on Community Relations, and was also a Civil Service Examiner and Social Worker. Tom has received numerous industry awards and has held many senior leadership & advisory positions. He is currently a Centerline Capital Trustee and Board Member. Centerline is a Fannie Mae and Freddie Mac lender and one of the largest equity investors in LIHTCs. Tom is also a former Board member of New York Mortgage Trust (NYSE NRT). NYMT is in the single mortgage business. The company originates single-family mortgages for sale and for portfolio. Tom also served as a Board Member to The Enterprise Social Investment Company (ESIC), the lending and development arm of the Enterprise Foundation. ESIC provides low-income housing tax credit investments through non-profits in many rural areas, and has a Mortgage Bank specializing in small loans. Tom White was also a Senior Advisor at Beekman Advisors, a strategic financial advisory and principal investment management firm with offices in Virginia and New York. Tom works on special projects only, and provided leadership in the United States Department of Agriculture financial advisory assignment. Tom holds a Bachelor Degree in History from Wayne State University in Detroit and pursued post graduate studies in Sociology.