

**PRESERVE AT ROCK CREEK COMMUNITY ASSOCIATION, INC.**  
**C/o SFMC, Inc.**  
**12084 Cadet Court**  
**Manassas, VA 20109**  
**(703) 392-6006 X. 202 Office, (703) 392-5039 Fax**  
**Community Manager: Jennifer Green (jgreen@sfmtcinc.com)**  
**www.sfmtcinc.com**

May 31, 2017

Dear Preserve at Rock Creek Homeowner:

In accordance with the By-laws, please be advised that the Annual Meeting for the Preserve at Rock Creek Community Association, Inc. will be held **Monday, June 12, 2017 at 7:00 PM** (sign-in at 6:45 PM) at **Redland Middle School, 6505 Muncaster Mill Road, Derwood, MD 20855, in the Cafeteria.**

The purpose of the Annual Meeting is to elect (1) homeowner to the Association Board of Directors. The following members have indicated their intent to run for the Board of Directors and enclosed with this mailing is information from each of the candidates:

Tom McDowell  
Francisco Mendoza

Additional nominations will be taken from the floor at the meeting. The Association is also seeking volunteers to serve on committees (Covenants Committee and Social Committee).

If you are unable to attend the meeting, **please mail the enclosed proxy form to the Management Office, or give to a neighbor who is attending.** It is vital that we have a quorum of owners in order to conduct Association business. Therefore, your presence at the meeting, either in person or by proxy, is extremely important. Please submit your proxy so that the meeting may be held in proper order.

Should you have any questions concerning the Annual Meeting, please do not hesitate to contact me at (703) 392-6006, extension 221 or jgreen@sfmtcinc.com. I look forward to seeing you at the Annual Meeting!

Sincerely,

Jennifer M. Green, CMCA, AMS  
Agent for Preserve at Rock Creek Community Association, Inc.

Enclosures

**PRESERVE AT ROCK CREEK COMMUNITY ASSOCIATION, INC  
ANNUAL MEETING  
Monday, June 12, 2017**

**Redland Middle School  
6505 Muncaster Mill Road, Derwood, MD 20855  
Cafeteria.**

**7:00 PM**

**AGENDA**

- I. CALL TO ORDER
- II. INTRODUCTIONS
- III. PROOF OF QUORUM
- IV. PROOF OF NOTICE OF MEETING
- V. APPROVAL OF MINUTES OF PRECEDING MEETING
- VI. APPOINTMENT OF INSPECTORS OF ELECTION
- VII. ELECTION OF DIRECTORS
- VIII. OLD BUSINESS
- IX. NEW BUSINESS
- X. QUESTIONS & ANSWERS
- XI. ADJOURNMENT

**PRESERVE AT ROCK CREEK COMMUNITY ASSOCIATION, INC.  
ANNUAL MEETING  
MONDAY, JUNE 12, 2017**

**PROXY**

I (We) \_\_\_\_\_ and \_\_\_\_\_ Owner(s) of \_\_\_\_\_, Rockville, Maryland, being a Member(s) in good standing of the Preserve at Rock Creek Community Association, Inc. under the provisions of the By-laws, do hereby grant my (our) proxy for the Annual Meeting, Monday, June 12, 2017 or any continuances thereof, to the following named person:

A.  The Secretary of the Board of the Association

**OR**

B.  Member: \_\_\_\_\_ Lot: \_\_\_\_\_

This proxy is to be: (choose one)

A.  For quorum purposes only.

(Quorum is the minimum number of participating owners necessary to complete the election.)

B.  DIRECTED: This proxy is hereby voted for the following candidates:

Vote for no more than one (1) candidate. If you vote for more than one (1) candidate, your votes will be deemed null and void and the proxy will be used for quorum purposes only.

\_\_\_\_\_ Tom McDowell

\_\_\_\_\_ Francisco Mendoza

\_\_\_\_\_ [ \_\_\_\_\_ ]

NOTE: By granting your proxy to be used for more than quorum purposes, you are giving the proxy holder identified above the right to vote as he/she sees fit on any other matter of business that may arise during the Annual Meeting other than the election of Directors. If you fail to identify an individual proxy holder, the proxy will be used for quorum purposes only.

\_\_\_\_\_  
Owner's Signature \_\_\_\_\_ Date

\_\_\_\_\_  
Owner's Signature \_\_\_\_\_ Date

**Please Mail to SFMC, Inc., 12084 Cadet Court, Manassas, VA 20109 or  
Fax to 703-392-5039 or  
Give this Form to a Fellow Homeowner Attending the Annual Meeting.**

**PRESERVE AT ROCK CREEK COMMUNITY ASSOCIATION, INC.**

**BOARD OF DIRECTORS CANDIDATE STATEMENT**

ANNUAL MEETING  
MONDAY, JUNE 12, 2017  
7:00 PM  
REDLAND MIDDLE SCHOOL

**PLEASE PRINT OR TYPE ALL INFORMATION:**

**NOMINEE: NAME: Thomas "Tom" H. McDowell, III**

**ADDRESS: 5611 Heartwood Circle, Rockville, MD 20855**

**HOME/BUSINESS PHONE: 301.515.8824 // 301.910.8525**

  
**SIGNATURE (or eSignature) OF NOMINEE**

**QUALIFICATIONS: (Pertinent Biographical Information):**

Before our July 2015 purchase in the Preserve at Rock Creek, my wife, Ronda, and I were homeowners in the Fountain Hills community of Germantown, MD for fourteen (14) years. During the first seven (7) years (2001 to 2008) I was the President of the Board of Directors just as the HOA (Home Owners Association) was turned over to the homeowners from the builder/developer. The community consisted of 178 single family homes, 472 town homes, 222 condominiums, three pools and a pool house. The annual budget at that time was approximately \$450,000.00. I was exposed to many of the challenges experienced by our Board of Directors since taking over the HOA from Stanley Martin Homes last year.

In 2004, we were fortunate to purchase a vacation home in North Myrtle Beach, SC at Barefoot Resort and Golf. I also served on that Board of Directors as the HOA was turned over to the homeowners and served for six (6) years (2005 to 2010). Our neighborhood of 124 units had its own pool and pool house with a \$357,000 budget. This was just prior to the recession and subsequently when many homeowners were struggling to continue paying their mortgages and HOA dues for a second or an investment home in the community. One of the biggest tasks of that board was the collection of HOA dues and the management of the budget to fund the upkeep of the neighborhood.

Most of my professional career has been in commercial banking and my experience is based in real estate financing which included residential as well as commercial real estate projects. For the past twelve (12) years, I have been employed by a commercial real estate firm that has developed, owned and operated motor fuel stations and retail convenience centers and has recently transitioned to apartment buildings, retail space and parking structures.

MBA The American University – 1994  
BA Wake Forest University – 1983

**I would like to contribute my professional and prior HOA experience for the betterment of our community.**

Please forward completed Candidate Statement to:  
Preserve at Rock Creek Community Association, Inc.  
C/o SFMC, Inc.  
12084 Cadet Court  
Manassas, VA 20109  
or email to:  
Contact@PreserveRockCreek.org

Dear neighbors,

My name is Francisco Mendoza, I live at 17609 Toboggan Lane and have been a resident of the Preserve of Rock Creek (PRC) since July 2013. I live with my wife Esmeralda, my son Andre (9 y/o), and my daughter Allison (3.5 y/o). I would like to be considered to serve as a member of the Board of Directors (BOD).

My qualifications include:

- Bachelor of Science Degree in Business Management.
- 11 years of Purchasing/Contract negotiation experience.
- Currently, a Contracting Officer for the National Institutes of Health (NIH).
- Veteran of the United States Marine Corps (USMC).
- Business Owner experience.
- 2014 graduate of the Rockville City Academy, Rockville Leadership program.
- PRC HOA Covenants Committee (CC) and CC Chair experience.

Reasons on why I want to serve on the PRC BOD:

- For better transparency from the BOD to the homeowners.
- I want to vote on community changes by keeping in mind what the majority wants.
- To make sure that the community homes maintain its home value while being fair to the homeowners with the rules and regulations.
- To make our community safe for its residents.
- To ensuring that our community is as beautiful as it can be, with a budget that is managed tightly and efficiently; while keeping low monthly dues for the homeowners.
- To keep the residents happy by dealing with problems promptly and being unbiased on decisions.
- To make sure that any future contracts are awarded at a fair price to qualified contractors.
- To give back to my community.

I ask you for your vote because I am willing to spend the time and effort that is needed to have a beautiful neighborhood. I will do everything possible to keep in mind what the community wants before making any change. I understand that we have an extremely diverse community and everyone's input needs to be heard, to the maximum extent possible. I will do everything that I can to maximize transparency of the BOA actions and I will be fair to everyone in the community.

Please feel free to ask me any question that you may have at 760-717-6442 or email me at [paco\\_mendoza@hotmail.com](mailto:paco_mendoza@hotmail.com).

Respectfully,

Francisco Mendoza