



ULMSTEAD CLUB, Inc.
P.O. Box 9754
Arnold, MD 21012

Dear New Resident:

Welcome to Ulmstead Estates. We believe that Ulmstead Estates is one of the more prestigious communities in the Baltimore-Washington corridor, and also one of the most fun!!! This community of 360 homes is situated just north of Annapolis on the Broadneck Peninsula jutting into one of the most picturesque parts of the Magothy River. Our recreational facilities include a beach park and ballfield, docks and boat ramp, pool, tennis courts, community center with recreation rooms, and horse stables.

The community also features a number of social activities throughout the year, including a dock party on July 3rd, extensive children's activities on July 4th, a Ladies "Wine and Cheese" and a Guys "Beer and Brats" to welcome new adult residents in the fall, Halloween and New Year's Eve parties, and more. A children's playgroup, a Boy Scout troop, and a senior social organization are also quite active. Notices of these activities are distributed monthly as part of our community newsletter, the *Weathervane*. Neighbors also share news through Nextdoor (a private social network) and email distribution lists.

Ulmstead Club, Inc. (UCI) is the non-profit civic association that manages the recreational facilities and other amenities of the Ulmstead Estates community in the best interests of its members. UCI holds title to all of the real property on which the recreational facilities are located, except for the pool. The pool is owned and operated by Ulmstead Swim Club, Inc., a separate legal entity.

UCI is a civic association with voluntary membership. It is not a homeowner's association with mandatory membership. However, UCI membership in good standing is required to use the facilities and participate in UCI-sponsored social activities.

To become a new member of UCI, you must be a current resident homeowner in Ulmstead Estates, request to join, and pay the membership initiation fee and any other fees required. If there are outstanding dues or other assessments on a property, they must be paid in full before membership will be granted to new residents.

The initiation fee is \$200, payable to UCI. The fee and request for membership can be mailed to Ulmstead Club, Inc., PO Box 9754, Arnold, MD 21012.

Dues are billed annually in early January, based on the budget approved by the membership in November. The dues must be paid by February 1. There is a \$25 late fee if dues are not paid by February 1. UCI does not give prorated refunds of dues or

assessments to sellers. The title company handling the sale should contact UCI for the current dues status. The title company can collect any prorated dues from the buyer for credit to the seller at settlement.

To confirm the current Schedule of Fees and to learn whether a property's account is up-to-date, please contact the UCI Treasurer at [treasurer\[at\]ulmstead.org](mailto:treasurer[at]ulmstead.org). UCI is managed by volunteers, not a paid professional community management firm. Please allow 24-48 hours for responses to emails.

Because UCI is not a homeowner's association and because membership is not mandatory, UCI does not provide resale packages to realtors, title companies, or buyers. However, UCI's governing documents are online (<http://www.ulmstead.com>). These documents include a general list of applicable covenants, bylaws, architectural review guidelines, and department rules. Article VII of the Bylaws includes the special conditions that help to maintain the general appearance and well-being of the community. The association's annual budget is published in the *Weathervane*. The most recent capital reserve study is also online. See the Frequently Asked Questions (<http://www.ulmstead.com/faq.php>) for active links to all of these documents.

Welcome to Ulmstead Estates, and we look forward to welcoming you as a UCI member soon.

UCI President
President[at]ulmstead.org