PAULINO GONZALES
5622 PIER DR
ROCKVILLE MD 20851

ROBIEN JOHAN TIRAJOH AND
ENDANG ISTIPRIYANI TIRAJOH
5620 PIER DR
ROCKVILLE MD 20851

LOIS PANTIN
5703 HALPINE ROAD
ROCKVILLE MD 20851

LILIA MUNOZ
12906 TWINBROOK PARKWAY
ROCKVILLE MD 20851

MASSOUMEH BAGHAI
12904 TWINBROOK PARKWAY
ROCKVILLE MD 20851

CHRISTINA GIACALONE
16702 GOOSENECK TERRACE
OLNEY MD 20832

PROPERTY OWNER
5624 PIER DR
ROCKVILLE MD 20851

FELICIDAD S NAVAL
5611 HALPINE ROAD
ROCKVILLE MD 20851

KUEN M LEE
5627 PIER DR
ROCKVILLE MD 20851

OWNER/OCCUPANT
12902 TWINBROOK PARKWAY
ROCKVILLE MD 20851

MONTGOMERY CO ASSC RETRD
CITIZN INC
C/O ARC OF MONTGOMERY CO
11600 NEBEL ST
ROCKVILLE MD 20852

ALEXANDER KLEMM & LAURA
GARCIA VALDES
12900 TWINBROOK PARKWAY
ROCKVILLE MD 20851

DAVID JAO AND AUREA FERRAZ
5629 PIER DR
ROCKVILLE MD 20851

City of Rockville
111 Maryland Avenue
Rockville, Maryland
20850-2364
www.rockvillemd.gov

240-314-5000
TTY 240-314-8137

January 24, 2011

Massoumeh Baghai
12904 Twinbrook Parkway
Rockville, MD 20851

Re: Notice of Potential Annexation

Dear Property Owner:

At its meeting of January 18, 2011, the Mayor and Council of Rockville directed staff to begin the process of annexing certain properties that are partially within, and partially outside of, the City of Rockville city limits. Your property is one of those "split" properties, as you can see on the map on the following page.

The City's authority to annex this portion of the property, and others in a similar circumstance comes from legislation passed by the State of Maryland in 2009. The legislation took effect on October 1, 2009 and its provisions will expire on September 30, 2011. This State legislation permits cities throughout Maryland to "clean up" their municipal boundaries by aligning them with the established property lines through a streamlined process. Pursuant to the attached legislation, (Chapter 534 of the 2009 Laws of Maryland (Senate Bill 350), Article 23A, Section 19 of the Annotated Code of Maryland, was amended to allow the City to initiate proceedings for the annexation of properties that are split by the City boundary without obtaining the consent of the property owners and eliminating the referendum provisions. All other requirements with respect to Article 23A of the Annotated Code of Maryland, related to the annexation, remain in effect.

The following properties are eligible for annexation in your neighborhood under the legislature, and are split by the City boundary as shown on the map:

1) 5703 and 5611 Halpine Road
2) 12900, 12902, 12904 and 12906 Twinbrook Parkway
3) 5620, 5622, 5624, 5627 and 5629 Pier Dr

MAYOR
Phyllis Marcuccio

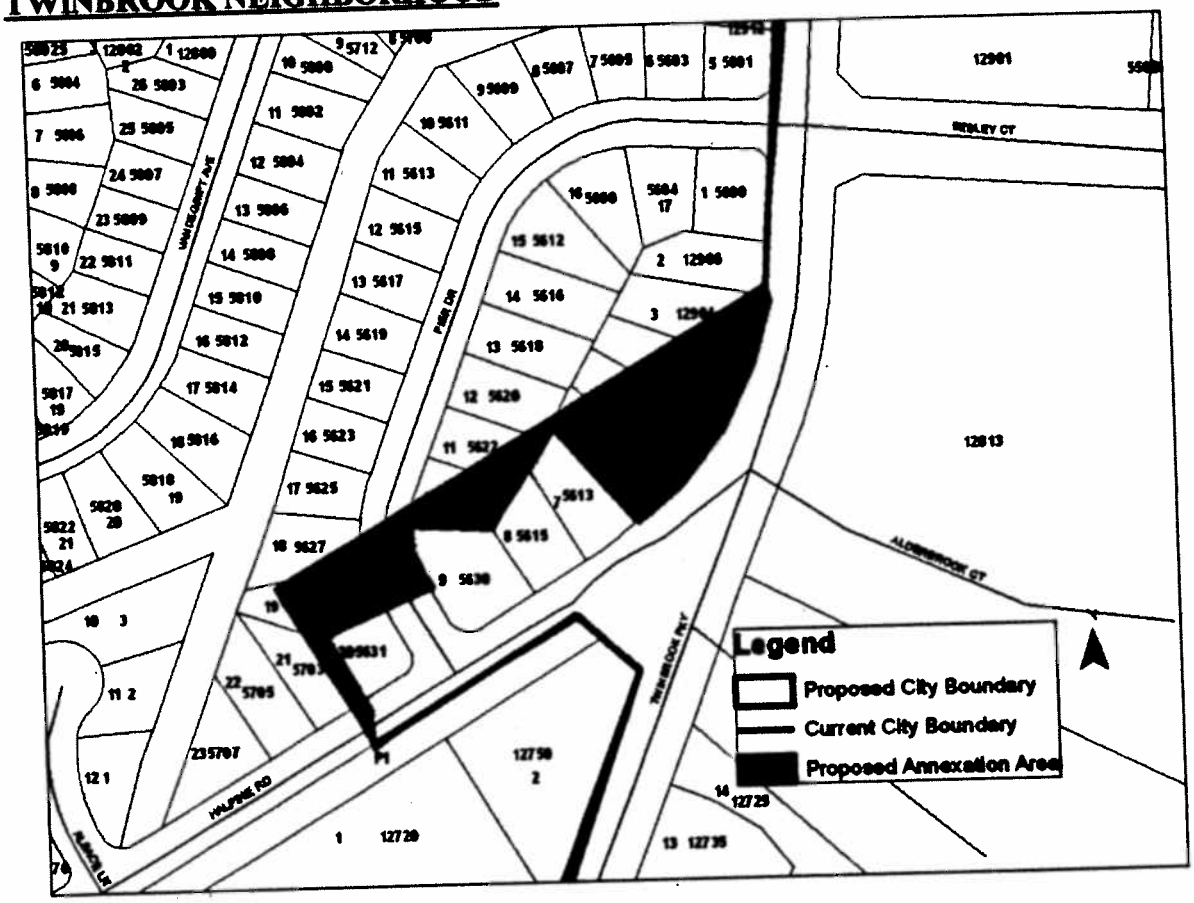
COUNCIL
John B. Britton
Piotr Gajewski
Bridget Donnell Newton
Mark Pierzchala

CITY MANAGER
Scott Ullery

CITY CLERK
Glenda P. Evans

CITY ATTORNEY
Debra Yerg Daniel

MAP OF PROPERTIES ELIGIBLE FOR ANNEXATION IN THE TWINBROOK NEIGHBORHOOD



This process involves review by Rockville's Planning Commission, and then review and approval by Rockville's Mayor and Council. There will be a public hearing as part of each body's review, in which all parties are invited to testify. The dates of the public hearings have not been set, but you will certainly be notified well in advance so that you have the opportunity to provide testimony.

Because a portion of your property is already a part of Rockville, you may already know the many benefits of being a Rockville resident. They include, but by no means are limited to, high-quality Police protection, trash and refuse collection, City street maintenance, and reduced rates for the wide range of cultural and recreational offerings. Importantly, a Rockville resident has a voice in determining the type and level of those services, and the tax rates that would fund them, through your right to participate in the election of the Rockville's Mayor and Council. Rockville also encourages participation by residents in a wide range of boards and commissions that help to enhance the quality of life in our great City. As a result, Rockville feels for many to be a real community within this large metropolitan region and is almost

always listed among Money Magazine's top 100 places to live in the country for communities between 50,000 and 300,000. Rockville ranked 31 in the 2010 ranking,

An additional important benefit to you for annexation is clarity regarding the regulating authority for your property if, for example, you elect to carry out any construction that requires approval or permitting. Zoning and building oversight will fall under Rockville's regulations.

To discuss the process with you, staff will be available at the Multi Purpose Activity room on Tuesday February 1, 2011 from 6:00 PM to 9:30 PM at Twinbrook Community Center, 12920 Twinbrook Parkway, Rockville, Maryland 20851. We look forward to meeting you and welcoming you to Rockville.

If you cannot attend this meeting, we will be happy to meet with you during normal business hours at City Hall, or answer any questions that you may have. Our project manager for this process is Manisha Tewari, who can be reached at 240-314-8213 or at mtewari@rockvillemd.gov. Please do not hesitate to contact her, or me, if you have any questions. I can be reached at 240-314-8272, or dlevy@rockvillemd.gov.

Sincerely,

David B. Levy
Chief of Long Range Planning

Cc: Susan Swift, Director, CPDS
Manisha Tewari, Planner

CHAPTER 534

(Senate Bill 350)

AN ACT concerning

Municipal Corporations – Annexations – Small Parcels

FOR the purpose of providing that certain consent provisions and certain referendum provisions do not apply to a proposed annexation by a municipal corporation of a parcel that is a certain acreage or less and is part of a lot that contains certain parcels under certain circumstances; prohibiting a municipal corporation from annexing a certain maximum number of acres under this Act; providing that this Act does not apply to land zoned for agricultural use; providing for the termination of this Act; and generally relating to annexations by municipal corporations.

BY repealing and reenacting, without amendments,
Article 23A – Corporations – Municipal
Section 19(a) and (b)(1)
Annotated Code of Maryland
(2005 Replacement Volume and 2008 Supplement)

BY adding to
Article 23A – Corporations – Municipal
Section 19(t)
Annotated Code of Maryland
(2005 Replacement Volume and 2008 Supplement)

SECTION 1. BE IT ENACTED BY THE GENERAL ASSEMBLY OF MARYLAND, That the Laws of Maryland read as follows:

Article 23A – Corporations – Municipal

19.

(a) The legislative body, by whatever name known, of every municipal corporation in this State may enlarge its corporate boundaries as provided in this subheading; but this power shall apply only to land:

(1) Which is contiguous and adjoining to the existing corporate area; and

(2) Which does not create any unincorporated area which is bounded on all sides by real property presently within the corporate limits of the municipality,

real property proposed to be within the corporate limits of the municipality as a result of the proposed annexation, or any combination of such properties.

(b) (1) The proposal for change may be initiated by resolution regularly introduced into the legislative body of the municipal corporation, in accordance with the usual requirements and practices applicable to its legislative enactments, and also in conformity with the several requirements contained in subsections (b) and (c) of § 13 of this subtitle, but only after the legislative body has obtained the consent for the proposal from not less than 25 percent of the persons who reside in the area to be annexed and who are registered as voters in county elections and from the owners of not less than 25 percent of the assessed valuation of the real property located in the area to be annexed. The resolution shall describe by a survey of courses and distances, and may also describe by landmarks and other well–known terms, the exact area proposed to be included in the change, and shall contain complete and detailed provisions as to the conditions and circumstances applicable to the change in boundaries and to the residents and property within the area to be annexed.

(T) (1) **THIS SUBSECTION DOES NOT APPLY TO LAND THAT IS ZONED FOR AGRICULTURAL USE.**

(2) THE PROVISIONS OF THIS SECTION REQUIRING CONSENT OF RESIDENTS AND OWNERS OF PROPERTY IN THE AREA TO BE ANNEXED AND PROVIDING FOR A REFERENDUM DO NOT APPLY IF A PARCEL OF LAND PROPOSED FOR ANNEXATION IS:

(I) 5 ACRES OR LESS; AND

(II) PART OF A LOT THAT CONTAINS:

1. AT LEAST ONE OTHER PARCEL THAT IS ALREADY WITHIN THE MUNICIPAL CORPORATE AREA; AND

2. ONLY PARCELS THAT HAVE BEEN INCLUDED IN THE MUNICIPAL CORPORATE AREA FOR 3 YEARS OR MORE.

~~(2)~~ (3) A MUNICIPAL CORPORATION MAY NOT ANNEX MORE THAN 25 ACRES, REGARDLESS OF THE NUMBER OF PARCELS OR LOTS ANNEXED, UNDER THE PROVISIONS OF THIS SUBSECTION.

SECTION 2. AND BE IT FURTHER ENACTED, That this Act shall take effect October 1, 2009. It shall remain effective for a period of 2 years and, at the end of September 30, 2011, with no further action required by the General Assembly, this Act shall be abrogated and of no further force and effect.

Approved by the Governor, May 19, 2009.