



Terry <[REDACTED]>

2026 Annual Meeting Notice Call For Candidates & 2027 Proposed Budget

1 message

Catonsville Gateway Condo <[REDACTED]>

Fri, Oct 16, 2026 at 10:18 AM

Reply-To: [REDACTED]

To: [REDACTED]

CATONSVILLE GATEWAY CONDOMINIUM**2027 Proposed Budget****2026 ANNUAL MEETING NOTICE & CALL FOR CANDIDATES**

October 15, 2026

Dear Unit Owner(s):

In accordance with the governing documents, this letter serves as the official Call for Candidates to the Board of Directors and the First Notice of Annual Meeting.

There are two (2) positions to be elected at the Annual Meeting. The term for Eugina Nurse and Terry White will expire at the meeting. Each Director whose term is expiring is eligible to run for re-election.

Board membership is an important way to serve the community. The Board of Directors is responsible for adopting the annual budget, enforcing the Association's governing documents, and ensuring that the common areas are properly maintained.

If you are willing to serve on the Board of Directors, current with your assessments, accept a fiduciary responsibility on behalf of your fellow members, and wish to run for office, please complete the enclosed Candidate Resume Form and submit it by Friday, October 23, 2026, by 12:00 p.m. (noon).

Submission Options:

- Through the resident portal at www.acmhome.com
- By mail to: Catonsville Gateway Condominium, c/o American Community Management, [1099 Winterson Road, Suite 200, Linthicum, MD 21090](#)
- By fax to: (443) 883-3745

Candidate resumes received by the deadline will be included, as submitted, in the Second Notice of Annual Meeting, which will also include the meeting date and proxy/ballot. Candidates may also self-nominate from the floor at the Annual Meeting.

Proposed 2027 Budget:

Enclosed is the proposed 2027 budget for Catonsville Gateway Condominium reflecting a 7% increase in monthly assessment fees. (\$293.00 per unit, per month). The \$19.84 increase in assessment is needed due to the community reserve funds not being adequately funded, as well as the increase cost for services being provided in the community such as landscaping maintenance, community repair, electricity, water & sewer, and maintenance, and etc. The Board is aware of possible economic hardships many owners are experiencing and have taken that into consideration. The Board has reviewed the proposed budget and tried to keep the budget as close as possible to the actual expenses.

The opportunity to answer your questions and hear your comments concerning the budget will take place during the Annual & Budget meeting. If you are unable to attend, you are welcome to upload your comments via a resident request at www.acmhome.com prior to the meeting so that we may consider them before adoption of the final budget.

We look forward to seeing you at the Annual and Budget Adoption Meeting and appreciate your support for your Community.

Sincerely,

At the Direction of the Board of Director
For Catonsville Gateway Condominium
Andrea Beard, Community Manager

Enclosures:

Board Nomination Form 2026

2027 Proposed Budget

CATONSVILLE GATEWAY CONDOMINIUM
% American Community Management
1099 Winterson Road, Suite 200
Linthicum Heights, MD 21090
BOARD NOMINATION FORM
FOR A POSITION ON THE BOARD OF DIRECTORS

NAME: _____

ADDRESS: _____

I am pleased to volunteer my service to fill a position on the Board of Directors for Catonsville Gateway Condominium,
and feel I could contribute the following to the community:

Furthermore, my experience qualifies me to be on the Board of Directors because I have the following background
(include education, work experience, prior experience, and any other info that may be helpful):

Upload the completed form to www.acmhome.com. Nomination forms must be received no later than October 23, 2026,
for inclusion on the ballot.

Sincerely,
Andrea Beard
Andrea Beard, Community Association Manager
American Community Management, Inc.
Agent for Catonsville Gateway Condominium

 [2026 Catonsville Gateway Call for Canidates.pdf](#)

 [BudgetProposed Catonsville Gateway Sent to comm 10.15.26.pdf](#)