

Kathleen M. Elmore †  
Lynn T. Krause ††f



5 Riggs Avenue  
Severna Park, MD 21146

(410) 544-6644  
(800) 717-0642  
(410) 544-7294 Fax  
elg@el-grp.com  
We accept RELAY calls

† Maryland Bar  
† Washington, D.C. Bar  
f Of Counsel

December 29, 2025

**CERTIFIED MAIL - RETURN RECEIPT REQUESTED,**  
**FIRST CLASS - POSTAGE PREPAID**  
**AND EMAIL TO OWNER: alanr@spartanpromo.com** ✓

Alan Rzepkowski  
8018 Hammock Lane  
Pasadena, MD 21122

Darrell Wallace (Tenant)  
552 Valleywood Road  
Millersville, MD 21108

Re: **DEMAND FOR CESSATION OF COVENANT**  
**VIOLATION: EVC HAZARD INSTALLED ON COMMON**  
**ELEMENTS OF CONDOMINIUM, AND NOTICE OF 10 DAY**  
**OPPORTUNITY TO REQUEST HEARING**

Our client: Council of Co-owners of Olde Mill Condominium  
Address of Condominium Unit: 552 Valleywood Road, Millersville, MD  
Our Client No.: 10003.149

Dear Alan Rzepkowski (Owner), and Darrell Wallace (Tenant):

Please be advised that this law firm represents the Council of Unit Owners of Olde Mill Condominium (hereinafter "the Condominium"). Our client has referred the matter of an illegally and improperly installed electric vehicle charging ("EVC") device installed on the Common Elements at the front area of 552 Valleywood Road, Millersville, MD (the "Premises") by you. The EVC has been installed in violation of statute and the governing documents of the Condominium, and without approval of the governing body for the Condominium. Pictures of the EVC equipment installed at the Premises are attached to this letter as **Exhibits 1, 2 and 3**.

You are advised that **the area where you have installed the EVC is almost entirely on the Common Elements of the Condominium. This area is not under your exclusive use and control, and the EVC installation creates a hazardous condition that must be promptly removed within 15 days of this notice.** As provided in pertinent part in Paragraph 4 of the

**EXHIBIT**

**1**

Alan Rzepkowski (Owner)

Darrell Wallace (Tenant)

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Master Deed and Declaration for Olde Mill Condominium recorded among the Land Records of Anne Arundel County in Book 2643, pages 737, *et seq.* ("Declaration"):

*Each townhouse condominium unit shall consist of an enclosed space designed as a single family dwelling having access to a public way or thoroughfare via the common elements. The unit shall occupy that part of the floor as shown on the basement, first and second floor plans and attic floor plans in each building as shown on the Plats. . . . (Bold emphasis supplied)*

As further provided in Paragraph 4 of the Declaration, your condominium unit does not extend beyond the basement, first and second floors and the attic area, except for the inclusion of the front porch/stoop, the foundation wall, exterior building walls, roof, *etc.* The area beyond the stoop/front steps, including but not limited to the sidewalks and parking areas are all Common Element.

**As such, the Condominium has exclusive control of the area where you have installed the EVC equipment.** No other person or entity has any right to place anything on the Common Element (except for parking of legal vehicles on the parking area) without the prior express written permission of the Board of Directors of the Condominium. No permission has been granted, nor will it be granted for the installation of the EVC equipment in its present location and condition. Furthermore, the installation of the EVC equipment creates a hazardous condition and is a liability to both the Condominium, the unit owner, and the tenant of the Premises.

Furthermore, Article X, Section 3 (b) of the Condominium's Bylaws recorded among the Land Records of Anne Arundel County, Maryland in Book 2643, pages 774 *et seq.* on December 13, 1973 (hereinafter referred to as the "Bylaws") provides in pertinent part that there shall be no obstruction of any general or limited common elements.

No approval was granted for the EVC, and in fact a denial to install any EVC was provided to you on September 9, 2025 by Atash Nengel, community manager of the Condominium. A copy of this denial is attached as **Exhibit 4**. Article XI, Section 1 of the By-Laws provides in pertinent part a requirement for express written approval by the Condominium for any exterior modification as follows:

*Section 1. Architectural Control Committee. Except for the original construction of the condominium units situate within the project by the developer and any improvements to any condominium unit or to the general or limited common elements accomplished concurrently with said original construction, and except for purposes of proper maintenance and repair, or as otherwise in these Bylaws provided, it*

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*shall be prohibited to install, erect, attach, apply, paste, hinge, screw, nail, build, alter, remove or construct any lighting, shades, screens, awnings, patio covers, decorations, fences, aerials, antennas, radio or television broadcasting or receiving devices, slabs, sidewalks, curbs, gutters, patios, decks, platforms, porches, driveways, fences, walls or to make any change or otherwise alter, including any alteration in color, in any manner whatsoever, to the exterior of any condominium unit or upon any of the general or limited common elements within the project until the complete plans and specifications, showing the location, nature, shape, height, material, color, type of construction and/or any other proposed form of change, including, without limitation, any other information specified by the Board of Directors, or its designated committee, shall have been submitted to, and approved in writing as to harmony of external design, color and location in relation to surrounding structures and topography, by the Board of Directors of the Council, or by an "Architectural Control Committee" designated by it. . . .*

**Your general request to install an EVC station was denied.** You failed to submit any detailed application or to notify the Board of Directors, any committee, or the Condominium's managing agent, in advance of contracting for and installing the EVC equipment on the Common Elements. As noted above, **the Board of Directors will not approve any such installation on any area not under your exclusive use and control.**

You are requested to send to us the name and contact information for the company or electrician that installed the EVC equipment, and **you must immediately act to remove ALL of the EVC equipment from the exterior of the Premises and Common Element within fifteen (15) days of the date of this letter.** In the event you need additional time to comply, you must send to us a written request (email is acceptable) for our client's consideration stating the reason for the delay, and the additional time needed. **Note that you will be held responsible for any and all injury to persons or property that may occur from the illegal installation.**

If you cooperate and remedy this violation within the fifteen day grace period provided, no further sanction will be imposed against you (except for damages in the event of injury to persons or property). As advised you will be responsible for any damages resulting from this hazardous and unapproved installation, and if you persist in allowing this covenant violation to continue past the grace period, please be advised that such a continuation or reoccurrence of the violation will result in prompt action by the Condominium as outlined below.

The Condominium may impose reasonable fines for each day the violation continues after the 15 day grace period as provided in Sections 11-109(d)(16) and 11-113 of the Maryland Condominium Act (Title 11, Md. Real Prop. Code Ann., 2023 Repl. Vol, 2025 Supp.) (hereinafter the "Act"), and in addition to, or in lieu of fines, the Board of Directors may employ

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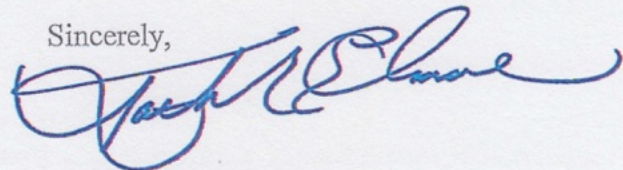
the use of self help at your expense to remove the EVC Equipment after additional notice to you, or the Condominium may immediately file suit in the Circuit Court for Anne Arundel County to force compliance, without further notice to you. The Condominium's attorneys' fees and litigation costs will be claimed against you in the lawsuit as provided in Section 11-113 of the Act.

**NOTICE OF OPPORTUNITY FOR HEARING**

*Please be advised you may request a hearing before the Board of Directors for the Condominium where you will have the opportunity to be heard regarding this matter and produce any statement, evidence, and witnesses on your behalf. You must notify the Board of Directors care of this office in writing of your request for said hearing within ten (10) days of the date of this letter. Upon receipt of the written request from you, a hearing will be scheduled by the Board of Directors with notice to you of not less than ten (10) days before the hearing.*

We trust that you will cooperate with the covenants binding your Condominium unit and all of your neighbors' units, and that you will comply promptly with this demand before an injury occurs. If the violation cited above continues past the grace period without resolution, please be assured that the Condominium will immediately commence prompt action in the interests of the community as a whole at your expense.

Sincerely,



Kathleen M. Elmore

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encls: Exhibits 1-3 (pictures)  
Exhibit 4 (denial of general request for EVC station)

cc: President, Olde Mill Condominium (email) ✓  
Atash Nengel, Community Manager, FirstService Property Management. (email) ✓