

**Before the  
Commission on Common Ownership Communities  
June 21, 2013**

**In the Matter of**

**Stephen Ehrlich  
10805 Santa Anita Terrace  
Damascus, Maryland 20872  
Complainant**

**vs.**

**Case No. 08-12**

**Sweepstakes Homeowners Association  
P.O.Box 281  
Damascus, Maryland 20872  
Respondent**

**Order of Dismissal**

Stephen Ehrlich, hereinafter "the Complainant", filed a dispute with the Office of Consumer Protection against the Sweepstakes HOA, hereinafter "Respondent", alleging that Respondent has violated the rules of the Association by failing to enforce in good faith the rules of the community. He alleged that several members were parking boats and trailers, or were failing to maintain their homes in good condition, and that the Respondent was not acting to correct the alleged violations.

The Respondent has claimed that of the violations alleged in the original complaint, all but one were voluntarily resolved by the homeowners involved. As to the last remaining violation, Respondent filed CCOC Case No. 71-12, Sweepstakes HOA v. Fluke. That case was recently dismissed at the request of the Association on the grounds that the homeowner in that case had finally brought himself into compliance with the Association's parking rules.

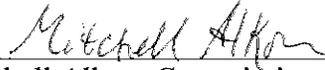
This panel ordered the parties to show cause why this dispute should not be dismissed as moot. In response, the Complainant alleged that one homeowner, whose lot was not one of those which were originally involved in the complaint, has resumed a violation of the parking rules of the community. This conduct, even if true, is not by itself evidence that the Respondent is failing to enforce its rules in good faith. If, in the future, the Complainant believes that the Respondent is failing to enforce its rules against new violations he may file a new complaint.

However, in the absence of evidence showing that the Respondent is not enforcing its rules at this time, we find that the dispute is now moot, and we hereby:

ORDER, that this dispute is DISMISSED WITH PREJUDICE.

Any party aggrieved by this decision may file an appeal to the Circuit Court for Montgomery County, Maryland, within 30 days of the date of this decision, pursuant to the Rules of Court for Appeals from the Decisions of Administrative Agencies

Commissioners Dubin and Fonoroff concur.



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Mitchell Alkon, Commissioner  
Panel Chair