

Maryland Circuit Court for Anne Arundel County

CHRISTOPHER DAVID MCKEON,)	
)	
Plaintiff,)	
v.)	
Charing Cross Townhouse Condominium, Inc.,)	Case No. 02-C-08-132379 I J
Joseph R. DeSantis,)	
Carol Frankhouser,)	
Kathleen Marek,)	
Michael J. Helpa,)	
COMANCO, INC.,)	
Ruth Angell,)	
Defendants.)	
)	

**PLAINTIFF’S INTERROGATORIES TO DEFENDANTS CHARING CROSS
TOWNHOUSE ASSOCIATION, INC., DESANTIS, MAREK, FRANKHOUSER
AND HELPA**

TO: DEFENDANTS CHARING CROSS TOWNHOUSE ASSOCIATION, INC., JOSEPH R. DESANTIS, KATHLEEN MAREK, CAROL FRANKHOUSER, MICHAEL J. HELPA to be answered individually and separately

FROM: PLAINTIFF CHRISTOPHER D. MCKEON

Plaintiff, Christopher D. McKeon, *pro se*, hereby propounds Interrogatories upon the Defendants Charing Cross Townhouse Association, Inc., Joseph R. DeSantis, Kathleen Marek, Carol Frankhouser and Michael J. Helpa to respond fully, under oath, individually and separately, within thirty (30) days or as otherwise required by the Court and in accordance with Maryland Rules of Civil Procedure § 2-421, subject to the instructions set forth below:

INSTRUCTIONS

- a. Your response shall set forth the Interrogatory, and shall set forth the answer to the Interrogatory “separately and fully in writing under oath” or “shall state fully the grounds for refusal to answer any interrogatory.” You shall sign the response.
- b. These Interrogatories are continuing in character so as to require you to promptly file supplementary answers if you obtain further or different information before trial.
- c. If pursuant to Rule 2-421 (c), you elect to specify and produce business records of yours in answer to any interrogatory, your specification shall be in sufficient detail to enable the interrogating party to locate and identify the records from which the answer may be ascertained.
- d. If you perceive any ambiguities in a question, instruction, or definition, set forth the matter deemed ambiguous and the construction used in answering.
- e. Unless otherwise stated, these Interrogatories refer to the time, place, and circumstances of the issues and events in the above-captioned Complaint.
- f. Where name and identity of a person is required, please state full name, home and business/work address, and all telephone numbers and email addresses, if known.
- g. Where knowledge or information in possession of a party is requested, such request includes knowledge of the party's agents, representatives, and unless privileged, his attorney's. When answer is made by corporate defendant, state the name, address and title of persons supplying the information and making the affidavit, and announce the source of his or her information.
- h. The pronoun “you” refers, respectively, to the party to whom the Interrogatories are addressed and the parties mentioned in clause (g).

- i. “Identify” when referring to an individual, corporation, or other entity shall mean to set forth the name, telephone number(s), email address(es), and if a corporation or other entity, its principle place of business, or if an individual, the present or last known home address, his or her job title or titles, by whom employed and address of the place of employment.
- j. The term “director” means an elected director of the Association; the term “member” means an owner of a unit of the Association’s condominium project.

INTERROGATORIES

1. Please state your full name, home address, telephone numbers (land-line, VOIP and cell), social security number, date of birth, marital status, present occupation and business affiliation.
2. Please state each address at which you have resided within the past ten (10) years, and the inclusive dates thereof.
3. Please state the name and address of your employer, your position and duties, your length of employment there and all telephone numbers and email addresses you use at your place of employment.
4. Please state if you are now or have ever been a member of the Association, to include, if you are not now a member of the Association, the full name, home address, telephone numbers (land-line, VOIP and cell), social security number, date of birth, marital status, present occupation and business affiliation, and relationship to you of the homeowners of record of your residence within the Association.

5. Describe in detail your relationship to Defendants Association, DeSantis, Frankhouser, Marek, Helpa, Comanco and Ruth Angell prior to your first election to director and each year thereafter to the present day, to include the circumstances in which Defendant Frankhouser's 1005 Shire Court proxy was signed over to Defendant DeSantis for the 2006 election, and whether you know, talk or meet the above persons socially, and if in the context of such social settings any Association business is discussed, and how often and the dates for each occurrence that you meet/met socially and/or discussed Association business in such context.
6. Describe in detail how you were elected as a director, to include any position(s) as an officer of the Association you have ever held.
7. Describe in detail your understanding of your duties as a director and if applicable as an officer of the Association, to include your past and present officer positions and your understandings as they evolved from your first election through the present day.
8. Describe in detail what was discussed and the final outcome of the elections and terms of office issues raised and voted upon in the 9/24/2001 meeting of the board.
9. Describe in detail each occurrence that you voted, or were asked to vote or express your opinion, outside of a duly called meeting of the Board or of the members by email, by telephone, during personal conversation, on any item of Association business between July 1, 2000 through the present day.

10. Describe in detail any and all resignations, vacancies, removals and appointments of directors and officers by the Board from 2000 through the present day, to include a detailed description of all circumstances leading to and what happened at the 4/3/2007 special meeting of the Board in which Defendants DeSantis and Frankhouser voted to remove Tom Knighten as a director of the Association, your description of that debate, discussion, questions and answers by all persons present, which persons were present and whether minutes were taken.
11. Describe in detail your understanding of director terms of office, to include how they have historically been assigned, who assigned them and how they should be assigned in the future.
12. Describe in detail how, as a director and/or as an officer of the Association, you provided oversight of Defendant Comanco, both generally and specifically as to your officer duties, to fulfill its contract with the Association, paying special attention to matters of elections, architectural/landscaping requests, violations and record-keeping and archiving of the Association's records, informing and notifying members of Association business, finances including income/expense reports that include itemized expenditures and receivables by account number/name, petitions and qualification of petition signatories, proxy signatories, and any and all matters which are required in the Association's governing laws to come before you, such as any and all documents, checks and other instruments requiring your signature or approval.

13. Describe in detail your understanding of the rules and regulations that govern what architectural/landscaping changes are permitted and not permitted, to include references to all supporting documentation or governing laws for each.
14. Describe in detail your knowledge of architectural/landscaping violations currently existing in the condominium project including but not limited to exterior front/rear doors, windows, roofs, concrete, balconies, fences, steps, rear and front yards, brick facades.
15. Describe in detail your understanding of the fiduciary duties expected of a corporate director in Maryland.
16. Describe in detail your participation in each election from 2000 through 2008, to include your term of office and expiration date for each election in which you were on the ballot and elected, any and all position(s) as an officer of the Association, as well your continuation as a director after your term expiration in the absence of any election with the dates and circumstances of each.
17. Describe in detail your understanding of your responsibilities both as a director and as an officer of the Association to generate, document, prove and explicate architectural/landscaping adjudications regarding requests and violations, to include how you verified in each case that Defendant Comanco's records and archives were/are accurate.
18. Describe in detail each time you voted in elections or other matters in which only members may vote in person or by proxy.
19. State whether you are currently bonded or bondable as a director/officer for the Association, to include, if bonded, for how long and under what circumstances

and duties, and if not bonded or not bondable, the circumstances and facts which make you not bondable.

20. Describe in detail each time you attended or voted in a meeting that was not open to members by means of proper notice pursuant to law or by venue, or which was not or did not meet the requirements of a closed meeting as defined in Maryland Condominium Act § 11-109.1.
21. Describe in detail your involvement with petitions submitted to the Association, to include any discussions you had with members and/or directors regarding such petitions, discussions with petition signatories including, but not limited to, any member whose signature to a petition you personally solicited and how and in what setting said signature was solicited or taken, the withdrawal or removal of any signatures from any petitions (including names removed with the dates, manner or method of each such removal), any discussions you had with a petition's organizers, how and when you became aware of a petition, how and when you notified, or were notified by, Defendant Comanco, the directors of the Association or the members of a petition, and any other involvement by you in any petition submitted by members.
22. Describe in detail each occurrence in which you, as a director and/or officer of the Association, withheld information regarding Association business from any director, to include an explanation of your authorization to withhold and not disclose documents or communications in your possession, custody, control or knowledge, including but not limited to the June, July and August 2008 monthly management reports, Plaintiff's 5/27/08 petition to audit, the petition calling for

an 8/21/08 special meeting of the members, each correspondence you received from any director or member requesting that you disclose to and inform directors or members of undisclosed information along with your response (if no response, to so state) to each request.

23. Describe in detail any committees of the Association in which you now or did participate, to include your position on the committee, how it was constituted, authorized, organized and when, the names of committee members, dates of meetings including notification to members, names of attendees, minutes, venue, time, expenditure of any monies personal or of the Association, votes or actions taken.

Respectfully Submitted,

Christopher McKeon, Plaintiff, *Pro Se*
1120 Soho Court, Crofton, MD 21114
410-271-7907

CERTIFICATE OF SERVICE

I, Christopher McKeon, Plaintiff, *Pro Se*, do hereby certify that a copy of the foregoing Interrogatories has been served by First Class U.S. Mail, postage paid, this _____ day of _____, 200____, upon the following:

Comanco, Inc., and
Ruth Angell
c/o Thomas R. Callahan
Callahan & Callahan, P.C.
2133 Defense Hwy
Crofton, MD 21114

Charing Cross Townhouse Association,
Inc.
c/o Owen J. Curley
Niles, Barton & Wilmer, LLP
111 S. Calvert Street, Suite 1400
Baltimore, MD 21202

Joseph R. DeSantis
1001 Shire Court
Crofton, MD 21114

Kathleen Marek
1008 Broderick Court
Crofton, MD 21114

Carol Frankhouser
1005 Shire Court
Crofton, MD 21114

Michael J. Helpa
1007 Broderick Court
Crofton, MD 21114

Respectfully Submitted,

Christopher McKeon
Plaintiff, *Pro Se*
410-271-7907