

TO: 9400 Condominium Board of Directors
9400 Coastal Highway
Ocean City, MD 21842

FROM: John D. Roth (unit 602)

SUBJECT: Large Dog Attack June 30, 2009

DATE: July 1, 2009

On Tuesday evening, June 30, 2009 my 15 pound dog was attacked by a large black and brown dog - assumed to be a Rottweiler. This attack took place in the first floor lobby. As we exited elevator #3 and turned to go through the front door, the Rottweiler in the lobby barked, growled, broke loose from its handler, charged my dog, and grabbed my dog in his mouth. The large dog's handler quickly stepped in and calmed her dog.

I took my dog to a local vet for evaluation on Wednesday morning. A physical examination and x-rays uncovered deep scratches from the dog's teeth but no puncture wounds on one side of my dog. The other side of my dog exhibited significant bruising. One rib was suspected of being partially separated from the spine but not broken. The vet provided medication and feels that my dog will recover over the next several days.

The dog's owners have been sympathetic and concerned about the attack. I'm sure that they will take responsibility for the medical bills related to the attack.

The offending dog was staying in apartment #504. The occupants were relatives of the owner.

Subsequent to the attack, I was informed by another owner that a similar attack took place last year. It's important to know whether the animal involved in the June 30 attack was the dog from last year's attack and/or whether there have been any other complaints about aggressive behavior of the dog from unit 504. One such attack from an animal is intolerable and demands BOD action. If the BOD finds that there has been more than one attack by the same animal, the BOD must act to ban the offending animal from the building.

It's generally well known in the condominium that the issue of large, aggressive dogs is something that the BOD has avoided in the past. It's equally clear that the BOD needs to act now to address this deficiency. By-laws and condominium rules allow owners to keep small dogs as pets. The rules also prohibit the keeping of any dogs by anyone except owners. I think the rules and regulations would clearly be interpreted to ban aggressive animals of any kind.

I respectfully request that the BOD take the necessary steps to begin immediate active enforcement of rules related to animals in the building.

Please let me know what you'll be doing to see that something like this doesn't happen again.

Thank you.

JR