

June 2020



# Charles Crossing

Home Owner's Association

A Newsletter for Charles Crossing Residents living in Waldorf, Maryland

## Inside This Edition

Message From the Board

Pool Closing

Storm Water Pond Updates

Voted on Board of Directors

HOA Meeting

Tree Removal / Trash Service

Dog Waste & Leash Laws

Delinquent Accounts

Audit Review

## Message From The Board

CCHOA Board of Directors is honored that you have voted to maintain the existing Board to manage our association during the 2020-2021 fiscal year, and we will continue to support the operations of our community through this challenging time. As COVID-19 continues to spread, our thoughts go out to anyone who has been infected or impacted. We hope that you, your family, friends, and neighbors are safe and well and are taking the necessary precautions to keep it that way.

Our highest priority is the safety of our employees and our communities. We also have the goal of ensuring the work of the community continues during these difficult days so that our neighborhood continues to be a great place to live. In short, we are working to make sure it is "business as usual," although we know the work cannot be done in the usual manner. Thank you for keeping our community safe.

Sincerely,

CCHOA Board of Directors

**MISSION STATEMENT:** Charles Crossing Homeowner's Association is committed to protecting and serving the community by providing a well-maintained, safe environment while being responsive to its community's needs.

## Community Announcements

**The Pool will be closed for the  
Summer 2020**

As a result of the pool inspection and COVID-19 pandemic, major repairs are needed.

**Please look forward to our Grand Re-Opening in 2021**

### **Storm Water Ponds Update**

Charles Crossing HOA is responsible for all of the ponds in the community. Our Vendor, Outdoor Creations maintains the ponds and inspections are done by Charles County every three years. In 2019, Charles Crossing HOA received several inspection notices for our ponds requiring repairs. We are happy to announce we passed through 2022.

**Gossett Pond:** Due to the overflow of vegetation we are moving forward with reconditioning of the pond starting June 2020. The process will take up to 3 months to complete.

### **Voting Board of Directors**

Thanks to all the residents who participated in the Board Election for the upcoming year. Residents voted to maintain our existing Board of Directors to continue and serve another term for the 20/21 fiscal year.

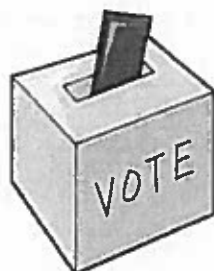
They are as follows:

Shelley Broadnax, President

Derek Watson, Vice President

Lynell Veney, Treasurer

Open, Secretary



## **HOA Meeting**

**June 20, 2020 @ 10 am—11 am**

**Please join us by logging onto**

**ZOOM**

**Meeting ID: 763 0507 2756 / Password: 1qkCHG**

**Office access:** The office is closed to homeowners. CCHOA employees are working inside to perform their day-to-day responsibilities. We appreciate your patience as we limit the exposure to employees as they maintain CCHOA operations.



**Community Rentals:** The community center rentals will be closed until further notice.

**Trees:** As a reminder, the trees in front of your home is the homeowners responsibility. Please make the necessary arrangements to replace and maintain trees on your property.

**Trash & Bulk Pick-Up:** Amber's allow free bulk trash pick up every Thursday.

Bulk trash includes the following: furniture, extra yard debris, mattresses, and other larger non-metallic household items (not to exceed 2 pieces of furniture at a time). Other bulk items will



be picked up at a cost. Please contact the HOA's office to schedule a pick up.

**Dog Waste:** As a reminder, please ensure that you are utilizing our doggy waste stations and bags. These are in place to ensure that we maintain a clean and attractive neighborhood for all residents. According to Charles County Animal Regulations, it is against the law to allow your domestic animal to defecate on public property, or private property. Waste must be removed and disposed of in a proper and sanitary manner.

**Leashed Dogs:** Please continue to uphold our County's dog leash laws and our community bylaws. Your dog must be on a leash at **ALL TIMES**

## What Happens When A Resident's Account is Delinquent?

1. A letter is sent via U.S mail, advising the resident that their account is delinquent.
2. All services are suspended until the account is brought current, which includes: trash services, attending open board meetings, use of community center and or/pool, and use of tennis courts.
3. All accounts that are over 10 days delinquent will be subject to a 12% interest/late fee per each installment payment that's missed.
4. The Property Management office will attempt to collect delinquent money for 30 days. After which, the account will be forwarded to our legal team.
5. Please remember that once your account is turned over to legal, any and all communications must be conducted through our legal team. Our Property Management team cannot communicate or advise the resident once it becomes a legal matter.
6. Once the account is turned over to legal, the resident becomes responsible for ALL legal, collection and court costs. These fees will continue to accrue until the account is brought current.
7. Delinquent accounts are subject to liens, wage garnishments and foreclosure of the home.

To avoid having your account go to legal, please ensure to make all HOA related payments including all fees and assessments. If you have any problems making payments, please contact our office.

## Audit Review

In an effort to increase and maintain Charles Crossing's Property Value, the HOA conducts audits. The following items are reviewed during audits: Landscape, Trash cans/Recycle bins and basketball hoop not stored properly, power washing, any and all exterior repairs.

**1st Notice:** A Notice of Violation will be sent to your home (for residents that have tenants the violation will be sent to the owner ) that will explain the violation and how long you have to correct it.

**2nd Notice:** Will result in a fine of \$150.

If you would like to discuss a timeline as to when you will be able to fix these violations or if you believe that the notice was sent in error, please contact our office as soon as possible.

## Congratulations!

To All of Charles Crossing Community's  
2020 Graduates

CONGRATS GRADUATES  
*Class of*  
YOU DID IT!

\*Printed on Recycled Paper with 15% Recycled Content

**Homeowners with questions, we encourage you to contact us:**

**Charles Crossing Homeowner's Association**

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Email:

Email.charlescrossing.hoa@gmail.com

Website:

Charlescrossinghoa.com