

CHARLES CROSSING HOMEOWNERS ASSOCIATION

1282 Smallwood Drive #506 Waldorf, Maryland 20603 (240) 419-3193

CHARLES CROSSING CCHOA COMMUNITY MEETING

June 13, 2019

CALL TO ORDER: 10:05 AM

Introduction of Board Members

Board Members and Administration

Shelley Broadnax	President
Derek Watson	Vice President
Lynell Veney	Treasurer (absent)
Matthew Johnson	Secretary
Clarensinna Murray	Operations Manager (absent)
Don Scarafile	AECC Chairperson

President opened the meeting by addressing the concerns received by the office regarding homeowners that fail to pay the HOA fees. The Board will not decide to change the policy. Nonpaying homeowners is putting the burden of payment on the paying homeowners which is not fair.

Also addressed concerns about the teens in the neighborhood causing damage to playgrounds and properties. It was asked if the homeowners can address the matters with their children.

FINANCIALS – Shelley Broadnax (President)

CCHOA Financials were reviewed

-Discussed how much was collected from Single Family Homes - \$372,307.00 and Townhomes - \$78,154.00. 29 Single Family Homes not paid or partially - \$28,445.00 and 9 Townhomes not paid - \$11,468.00. All uncollected accounts were sent over to the Attorneys on June 1, 2019.

OTHER BUSINESS

Voting on Existing Board: (Shelley Broadnax) Announced the Homeowners voted to maintain the existing Board of Directors for the next term.

Outside Collections: (Shelley Broadnax) spoke on the outside collection's agency -Simon's Collections Agency. They have collected \$2,000.00 from October – May. With that said 4 Homeowner's paid in full and 3 Homeowner's are on payment plans. We turned all the other 41 accounts over to our Attorney's office on June 1, 2019 totaling \$98,751.76

Halifax Street: (Shelley Broadnax) Informed homeowners of the constant issue of water flowing behind Halifax Street from the pond. We are waiting on the County findings and reports. After we receive the information, we will look into the most cost-effective way to rectify the problems.

Park Area & Security: (Shelley Broadnax) Blackout Security Company is the company we contracted for the Summer to monitor our Community from May 15, 2019 – September 15, 2019. The hours are from 9pm – 4am. We also filed paperwork with Charles County patrol check on May 15, 2019 which is still in the process of being approved.

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AECC: (Don Scarafile) Reiterated the importance of following the by-laws & AECC requirements when installing items outside of the home. Also reminded homeowners the AECC application and Covenant & By-laws are located on the CCHOA's website.

PROJECTS

Speed Humps: (Shelley Broadnax) Spoke on the County not approving us for the speed humps because we missed the County's qualification standards by 10 points. We qualified for a level 1 awareness which is to do a Speed Awareness Day. A decision was made to return and install the stop signs at the 4 way stop – Bergamont Court & Cadwell Street and Medfield Court & Senna Court also the contractor painted the word STOP at those locations to aid in the excessive speeding. A special thank you to M/M Jackson was given for their support with law enforcement to get the speed monitor installed two weeks straight. It was placed at the community's 2nd entrance.

Neighborhood Lighting: (Shelley Broadnax) Announced lighting project is ongoing for the installation of new lights and enhancing the lights. The 2nd phase of the light installation project will be announced (identified) at the end of the Summer.

Pet Waste Stations: (Shelley Broadnax) Hazardous clean up took place on the ponds May 14, 2019 and 5 new waste stations were installed on April 29, 2019. The new stations are located near 3250 Gossett Court, 3227 Nobility Court, 9706 Cadwell Street, 3111 Sedgewick Street and 9672 Bergamont Court.

Tennis Court: (Shelley Broadnax) We replaced the tennis court net and cable on April 4, 2019. We also power washed the court on April 10, 2019.

Community Center: (Shelley Broadnax) Community Center was power washed on May 7, 2019.

Community Yard Sale: (Shelley Broadnax) We had a successful turnout for the yard sale that was held on April 27, 2019 with no charge, no registration fee or table rental fee. The homeowners stated they would like to have this event again and the Board of Directors agreed since there's no expense to the HOA.

White Fence: (Shelley Broadnax) the white fence at the community's 1st entrance was power washed on June 14, 2019.

LOOKING FORWARD

Community Events: (Derek Watson) Announced the Board will no longer hold CCHOA community events for lack of participation of the residents. The cost of the events and planning has become a financial burden on the HOA.

- Brunch & Paint: June 15, 2019 was cancelled due to low participation
- Water Aerobics: June 3, 2019 – June 26, 2019 was cancelled due to low participation
- Basketball Tournament: June 29, 2019 – June 30, 2019 was cancelled due to low participation. We will reschedule it for next Summer.

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Pool Renovation: (Derek Watson) Project will start in late 2019 through 2020 which will extend the seating area behind the flower bed. We will also be ordering new tables & chairs for the area as well.

Townhome Parking Area: (Derek Watson) Parking assignments will be completed for the townhouse area. However unexpected repairs may push the project back to 2020.

OPEN FORM

Larson Place: Homeowner mentioned there's an overgrown tree in the conservation area street line and all the trees need trimming again in the neighborhood.

White SUV: Homeowner addressed concerns about a white SUV casing the neighborhood – they were advised to call the police.

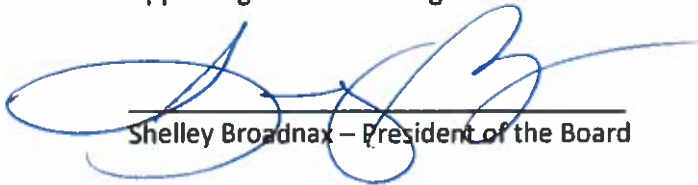
Trash Company (Amber's Disposal): Homeowner mentioned the issue with the trash company not disposing of all the trash properly when they pickup they tend to leave some behind still in cans or on the ground.

Tow Company (Mach Towing): Homeowner was concerned about when the tow company is called, they never show up.

President stated all concerns will be addressed accordingly.

Meeting adjourned at 11:13 am.

Approving the minutes Signatures from the Board:



Shelley Broadnax – President of the Board

8/16/19
Date



Derek Watson – Vice President of the Board

8/16/19.
Date



Lynell Venev – Treasurer of the Board

8/16/19
Date

Matthew Johnson – Secretary of the Board

Date