

CHARLES CROSSING HOMEOWNERS ASSOCIATION

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

CHARLES CROSSING CCHOA COMMUNITY MEETING

November 13, 2018

CALL TO ORDER: 7:03 PM

Introduction of Board Members

Board Members and Administration:

Shelly Broadnax	President
Derek Watson	Vice President
Lynell Veney	Treasurer
Clarensinna Murray	Operations Manager
Don Scarafile	AECC Chairperson

FINANCIALS – Lynell Veney (Treasurer)

CCHOA Financials were reviewed as of 10.31.18

- 2018 Revenue vs. Expenses was discussed and explained why and how we were in a deficit
- Approved 2019 Actual vs. Budget was reviewed showing a \$18,000.00 carryover from 2018 and 20% uncollectible HOA assessments. Also, it shows a replenishing of the reserve account by \$5,500.00. The proposed budget reflects by the end of 2019 we should be in a positive by \$2,110.00.

OTHER BUSINESS

C.O.P.S Program: (Clarensinna Murray) touched on the COPS program (Citizen on Patrol), informing the homeowners on how the program work. With the program the volunteer can either walk or drive to do the patrol, we all can play a part to keep each other safe. The homeowners were provided a signup sheet and the hours that are available for them to volunteer at will. The HOA will continue to investigate security companies for the community and possibly make their decision by Summer 2019 if it's within budget.

HOA Assessments Increase: Re-informing the homeowners of the fees that's been increased due to the financial situation of the HOA. Also explaining the increase of administration fees such as homeowner fees, re-bill fees violations, fines, etc.

Outside Collections: (Shelly Broadnax) spoke on the outside collection's agency - Simon Collection Agency. We will be using this company to go after outstanding debt that is owed to the HOA office from former and or current residents.

Credit Card Processing: As of January 1, 2019 the CCHOA and Merchant One Credit Services will be providing our homeowners with the option to pay assessments using your credit /debit cards. The fees will be applied to the cardholder at the time of making the payment.

AECC Zoning Permits: (Don Scarafile-AECC Chairperson) spoke on behalf of the AECC regulations surrounding zoning permits, informing the homeowner that the guidelines for the exterior alteration are on the CCHOA website and the county requirements for a zoning permit.

Bulk Trash: (Clarensinna Murray) spoke on trash pick-up which is every Monday and Thursday. Recycle is every other Tuesday and bulk pick will only take two items free per week on Thursday. Informing the homeowners to contact the HOA office when they have bulk trash, so we may help with making sure that it picked up on the date.

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PROJECTS

Speed Humps: The petition for speed humps only need 40 more signatures to start the next process to have the speed humps installed. This project will not take place into 2019 and we are the 3rd Community on the list for installation

Vendors: The new Vendors in place for the 2019 have been negotiated and contract signed. We acquired a maintenance vendor who we will use to assist with helping us keep up the community and signed a new contract with Outdoor Creations to continue to make the community more appealing by maintaining the ponds and etc. such as having the ponds clean (by the county requirements), installing poop stations for pet owners.

LOOKING FORWARD

Feed with Love: The Thanksgiving Basket Giveaway, we ask the Homeowners to supply non-perishable items and a name of a family that's in need to win a basket for Thanksgiving.

Christmas Door Decoration: Homeowners can decorate their doors to be entered in the contest for "Best Door Decorations" in the community for the chance to win a prize. Judging will take place on December 18, 2018. May the best door win!

Basketball Tournament: (Lynell Veney) Spoke on the HOA hosting a Basketball Tournament which will be held on June 21, 2019. 3 vs. 3 teams with two alternates. Residents must pay \$5.00 fee per person to participate and non-residents will be charged \$10.00 per person to play. Reminders will be sent out for sign up at the beginning of June of next year.

Date Night: CCHOA will be Hosting a Sip and Paint date night for the Adults. The cost will be \$25 person and little refreshments will be served. A nice chance to get out with your spouse. A date will be announced later in the new year.

OPEN FORUM

Ponds: 3250 Gossett Court stated the pond near her needs to be cleaned due to the overgrown vegetation. Clarensinna Murray informed the homeowner she would reach out to the County to find out the rules and regulations on the ponds and will let the homeowner know the consensus.

Lines for Parking Spaces: 9810 Larson Place made mention the parking spaces at the townhomes need to be repainted. The lines are completely faded and people continuously park in their spot. It was explained the HOA will reach out to whomever the appropriate parties would be to address the matter. However, if there's a cost associated with the matter the HOA will have to address it in 2019.

Postage: Homeowner addressed the concern about office postage and paper usage. Asking if we could send out bulk mail by email. Clarensinna explained the office does not have everyone's email account so we will not be able to send it by email and the office is now using both sides of paper (double side) to make copies of any communications the office sends out.

Speed Sign: Homeowner asked if we could get a speed sign placed at the beginning of the Community. Clarensinna stated she will follow up with the county roads division to see if we can get that done.

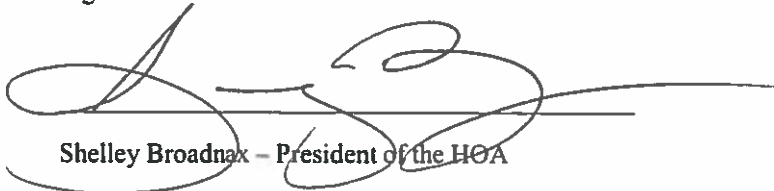
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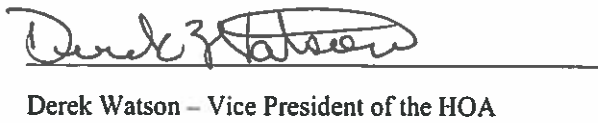
Trash Cans throughout the neighborhood: Homeowner suggested we get trash can throughout the community to help assist with the loitering. Mrs. Broadnax-President of the HOA stated we would research that in 2019 for the cost.

Meeting Adjourned at 7:10 pm

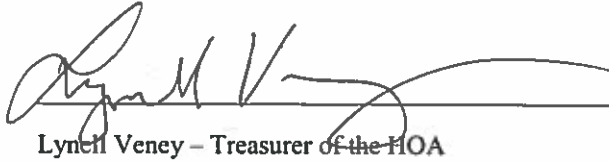
Signatures:


Shelley Broadnax - President of the HOA

11/15/18
Date


Derek Watson - Vice President of the HOA

11/15/18.
Date


Lynell Veney - Treasurer of the HOA

11/15/18
Date