



# Charles Crossing

Home Owner's Association

A Newsletter for Charles Crossing Residents living in Waldorf, Maryland



## Message From The Board

CCHOA Board of Director's would like to wish you all a safe and happy holiday! Please be reminded that the CCHOA office will be closed during the holiday. As we approach the winter season, we ask that you continue the upkeep of your property by clearing leaves and/or snow from your property. The Board reviewed contracts for the upcoming year with our homeowners in mind and the understanding that we expect exemplary service we deserve. You will notice a change in the vendors in the community in the upcoming 2022 year. Please contact the CCHOA staff with any questions or concerns.

Happy holidays and we look forward to working with you in 2022.

Regards,

CCHOA Board of Directors

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**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.

## HOA 2022 Assessment

Attention Homeowners just a reminder the 2022 assessment schedule. Fees will continue at the current rate

**Single Family Homes**      \$ 1104.00

**Townhomes**                      \$ 1200.00

**Payments must be received on or before:**

**1st Payment on or before January 31st —**

**(S/F: \$368.00 / TH: \$400.00)**

**2nd Payment on or before February 28th —**

**(S/F: \$368.00 / TH: \$400.00)**

**3rd Payment on or before March 31st—**

**(S/F: \$368.00 / TH: \$400.00)**

Please note there will be a late fee of 10% applied to your balance if any payment is missed by the due date. **NO EXCEPTIONS!**

To avoid your account being referred to our legal team for collections, all accounts must be made current immediately.

## 2022 Projected Budget Enclosed in This Mailing

Residents for your convenience, we have enclosed a copy of the 2022 Charles Crossing HOA Projected Budget for your view.



## New Bids for 2022!

'Tis the season for change! Therefore, Charles Crossing Home Owner's Association is doing all that we can to reduce cost wherever we can. In an effort to do so, we have rebid several of our contracts. Some of our new vendors that you will see are as follows: Evergreen Disposals, Denison Landscaping, American Dream Pools, Inc etc. Check out our website for the complete vendor list.



## Announcements

CCHOA encourages the community to use our established social media, website and occasional emailing for events and community updates.

Final week for Waste Management trash pick updates will be 12/27/21 and 12/30/21 and last bulk pick-up is 12/31/21. The new company Evergreen Disposal, Inc. will start pick up on January 3, 2022.



The schedule will be Monday & Thursday and bulk on Fridays. Please put all trash out in covered receptacles before 7:00 am. Continue to contact the office with your bulk pick up item, remember no more than 3 items.

## EVENTS for 2022

- Community Annual Yard Sale - Saturday, May 7, 2022 (In your driveway)
- Shred Day - Saturday, May 14, 2022 @ 12pm—4pm at community center
- Thanksgiving Turkey Raffle - Tuesday, November 22, 2022
- Christmas Door Decoration Contest - Voting on Friday, December 23, 2022
- Community Center's Meeting Room will NOT be available to rent in 2022; however our field space is available with bathroom access for a rental fee.

## LEAF REMOVAL SERVICE for 2021

Please rack all leaves to the curbside edge for pick up

Townhouse Area & Homes on Westlake Side will be serviced on 12/13/21 & 12/14/21

Community Center down to 2nd Entrance will be serviced on 12/14/21 & 12/15/21

## **2022 OFFICE CLOSINGS**

**January 17th—Martin Luther King Day**

**February 1st—Account Review Day**

**February 21st—President's Day**

**March 1st—Account Review Day**

**April 1st—Account Review**

**April 2nd & April 5th—Easter Break**

**May 30th—Memorial Day**

**June 7th—Account Review**

**June 20th—Observance of Juneteenth**

**July 4th—Fourth of July**

**July 6th—Account Review**

**September 5th—Labor Day**

**September 7th—Account Review**

**October 4th -8th—Contract Review**

**October 10th—Indigenous Day**

**November 11th—Veteran's Day**

**November 24th—25th—Thanksgiving Day**

**December 27th -31st—Christmas Break**

### **Board of Directors**

Shelley Broadnax, President

Deerek Watson, Vice President

Lynell Veney, Treasurer

### **Property Management**

Clarensinna Murray, Operations Manager (Notary)

Reynaldo Brown, Communications Specialist  
(Auditor)

Amoni Davis, Property Specialist (Admin)

### **Contact us:**

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### **Office Hours:**

Monday – Friday 9:00am - 3:00pm

Thank you for reading our newsletter! If you have additional questions, concerns or ideas for the next newsletter, please give our office a call with your suggestions.