

CHARLES CROSSING HOMEOWNERS ASSOCIATION

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

CHARLES CROSSING CCHOA COMMUNITY MEETING February 22, 2020

CALL TO ORDER: 10:15 am
Introduction of Board Members

Board Members and Administration
Shelly Broadnax President
Derek Watson Vice President
Lynell Veney Treasurer
Clarensinna Murray Operations Manger
Don Scarafile AECC Chairperson

President opens the meeting by addressing the concerns received by the office regarding the homeowners that fail to pay the HOA fees. The Board will not decide to change the policy. Homeowners who do not pay is putting a burden on the homeowners who pay which is not fair. Also informing the homeowners of some changes that has taken place such as a patio (expanded decking) being installed in the seating area at the pool, new pool furniture that will be installed when the pool opens and lastly she also spoke on the installation of the new lighting throughout the community and the townhome community which we are now in the last phase. Informed homeowners we are not a rental office, you as the homeowner will have to take some of the responsibility in your hands by calling 911 especially, to get any and all incidents recorded. Also, additional pooped stations were installed throughout the community to maintain the community's cleanliness.

FINACIALS – Clarensinna Murray (Operations Manager)

-CCHOA Financials were reviewed as of 02.01.20 we are carryover a deficit
- 2020 Proposed Budget we will have \$1K at end of the year

COMMUNITY BUSINESS

Homeowners had questions and concerns about the snow removal could they get a refund because we have not had any snow. The President informed them the money was used for other projects within the community and landscaping at the end of Esser Place due to the leaves accumulating. Lastly homeowner wanted to know if we are getting more lights installed on Asworth Court which will be included in the last phase for the Single Family homes. Homeowner stated the Facebook page has not been updated since 2018; however, Clarensinna informed everyone a new account was created. President stated **ANY & ALL** communication from the HOA will be on the Charles Crossing website www.charlescrossinghoa.com.

Neighborhood Lighting:

(Clarensinna Murray) – Lamp posts and light bulb exchange has taken place throughout the community. A lamp post was placed on the playground of the townhouse community. Also, the conversion took place with 11 lights out of 22 at the townhouse community. The Board will revisit when to move forward with the final phase only if needed.

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Collections

(Clarensinna Murray) - Assessments – 45 homes went to outside collections – Whiteford Taylor & Preston. Attorney advised any balance prior to 2016 will have to be adjusted off per the attorney's direction.

Pool

(Shelley Broadnax)

Pool passes will not be issued unless your entire HOA assessment is paid in full. Since Memorial Day falls on May 25 and your last payment is not due until May 31st it was advised to get payment in on or before May 25th to get pool passes for the Memorial Day. As discussed, we have extended the seating area and purchased new pool furniture.

Credit Card

(Clarensinna Murray) - Stated we now will begin to take credit cards and there will be a 3% fee assessed. Payment will only be taken in person or over the phone. Ms. Davis (Community Specialist) broke down the fee amount for each credit card type – Single Family @ \$1,104.00 will be charged \$21.00 fee and if partially paying \$368.00 the fee will be charged \$7.50. Townhomes @ \$1,200.00 will be charged \$23.00 fee and if partially paying \$400.00 the fee will be \$8.00. Anyone using American Express credit cards as Single Family fee will be charged a fee of \$23.50 and Townhomes will be \$25.50. Homeowner wanted to know if we had communicated what the fees will be which we placed on the website and sent out in the newsletter. Due to the fees may change we did not post in the center.

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 on website.

Board Election

(Clarensinna Murray) – went over the voting was communicated in our newsletter; however, homeowner thought because it was very important information, we should have sent it in a separate mailing. Another homeowner suggested we could use survey monkey to get the information out to all homeowners so they could vote. It was voted on to communicate it out in a separate mailing going forward, not to include it in a newsletter.

PROJECTS

Speed Humps

(Clarensinna Murray) - The County did not approve Charles Crossing for speed bumps. The Board has decided to move ahead with the installation of 2 speed bumps. They will be cost efficient and installed by the community's contractor who installed the stop signs. The speed bumps will not be placed in front of anyone's home but along Sedgewick Drive where the most speeding occurs. Some Homeowners had concerns about the maintenance of the speed bumps and the County's concern.

Gossett Pond Repairs

(Clarensinna Murray) – informed the Homeowners of the flooding behind Halifax Street due to overgrown vegetation inside the pond on Gossett Court. Now we are working to find a cost-effective vendor to service the pond.

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Bus Stop Gazebo

(Shelley Broadnax) – Discussed the concerns from the homeowners about the gazebo being removed. It was removed to be replaced with a structurally sound covering with no enclosures; however, the homeowner's voting against it. President says no more discussion needed we will not install a replacement gazebo, but seating will be installed at the main entrance.

Security

(Clarensinna Murray) – Security was contracted for Summer of 2020. Homeowner questioned what time and when will they be out because they did not see them in the winter. Also, Homeowner explained kids are kicking in doors leaving footprints on townhome owner door. We were asked if we could get the Security to pay attention to the kids when they are out and about. Homeowner on Colshire Court suggested communication need to come from the HOA asking the parents to be responsible for their children. Please keep watch.

LOOKING FORWARD

- Food & Clothes Drive (February 1, 2020 – February 29, 2020) Donations to Lifestyles, Inc
- Brunch & Paint (April: TBD)
- Mother's Day Appreciation (May 8, 2020)
- Father's Day Appreciation (June 12, 2020)
- Annual Yard Sale (July: TBD)
- Back to School Book Bag Drive (July 11, 2020-July 24, 2020)
- Basketball Tournament (July 25, 2020 – July 26, 2020)
- Trunk or Treat (October 31, 2020 Time: TBD)
- Giving Thanks Basket Giveaway (November 24, 2020)
- Christmas Door Decoration Contest (Judging December 22, 2020)

OPEN FORM

Townhome Parking & Towing

(Derek Watson & Shelley Broadnax) – President explained why the parking was implemented to accommodate the complaints of vandalism, theft, cars parked in the wrong space and loitering. Homeowner's complained about the visitor's parking not wanting to pay any extra fees for visitor's parking. Some other concerns are what happens if there's an emergency if you have a rental car, can more guest passes be issued, can you waive the fee for guest passes, can we have 24 hour parking and can only the homeowner make the call to tow a car if it's in their assigned space.

Due to the many concerns with the townhome parking roll out it was voted to create a sub – committee to discuss changes. Once the committee meets and the Board has reviewed the suggestions the information will be communicated to the Townhome residents by a separate mailing.

Meeting adjourned at 11:15am

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Board Approving Signatures:

Signature on file

Shelley Broadnax-President of the Board

Date

Signature on file

Derek Watson – Vice President of the Board

Date

Signature on file

Lynell Veney – Treasurer of the Board

Date