

# CHARLES CROSSING HOMEOWNERS ASSOCIATION

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

## CHARLES CROSSING CCHOA COMMUNITY MEETING

March 14, 2019

CALL TO ORDER: 7:10 PM

Introduction of Board Members

### Board Members and Administration

Shelley Broadnax	President
Derek Watson	Vice President
Lynell Veney	Treasurer
Matthew Johnson	Secretary
Clarensinna Murray	Operations Manger
Don Scarafile	AECC Chairperson

### FINANCIALS – Lynell Veney (Treasurer)

CCHOA Financials were reviewed as of 03.03.19

-2018 Revenue vs Expenses was discussed and explained why and how we were in the deficit and what steps we are taking to correct it.

### OTHER BUSINESS

C.O.PS Program: (Clarensinna Murray) touched on the COPS program (Citizen on Patrol) informing the Homeowners on how the program work. The program allows the volunteers to 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 its within budget.

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

Outside Collections: (Shelly Broadnax) spoke on the outside collection's agency -Simon's Collections Agency. We have begun using this company to go after the outstanding debt (HOA Fees) that is owed to the HOA office from the former and current residents. There are steps that will be followed by Simon's Collection Agency and after 90 days we will turn all the accounts over to the attorney. Again, as of today we have collected \$2,200.00

Bulk Trash: Re-informing the Homeowner's that trash pick-up is every Monday and Thursday. Recycling is every other Tuesday and Bulk will only take two items free per week on Thursday. Also informing the homeowner's to contact the HOA office when they have bulk trash, so we may help with making sure that it's picked up on the date. On a side note one homeowner asked about the trespassing in the community & the trespassers leaving pamphlets in mailboxes (see open forum on Soliciting).

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Credit Card Processing Center: Clarensinna Murray explained why we did not go with the processing company because of the fee(s) that would be assessed which was close to \$35.00 and a monthly fee. The Board will make the decision to add it next year and the fees will be assessed to the homeowners. Matthew Johnson stated it may be a good idea to add this feature. Per the President of the Board – Mrs. Broadnax we will look into added it for at least 6 months in 2020.

Ponds: Shelley Broadnax commented now we are including the fees into the 2019 contract to eliminate charging a special assessment charge to the homeowners.

## PROJECTS

Speed Humps: The partition for the speed humps has been completed. We are now waiting on the County to give us the next step. We will keep the homeowners informed as we get notice.

Playgrounds: We are moving the tables from the pool area to both playgrounds. We are getting mulching done on both playgrounds and may consider doing rubber mulch to prevent replacing every year. Also, we replaced the slide on the Community Center playground at the cheapest price from 3 quotes.

Tennis Court: We were asked about the tennis court to get it resurfaced and to get the net changed. We will be getting 3 quotes on getting the court power washed and the net changed.

Trash Cans: (Shelley Broadnax) We are looking into getting trash cans installed. They will have to be bolted down pricing them out at \$1,500.00 per trash can. Someone mentioned they are using the trash cans as the poop stations, so we are looking into getting more poop stations installed especially on Bergamont Court.

Pool Decking: We are looking forward to having the pool area renovated by having pavers installed to add more seating to the pool area.

## LOOKING FORWARD

Booking Tournament: (Lynell Veney) Spoke on the HOA hosting a Basketball Tournament which will be held on June 21-23, 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 at the beginning of June. We are looking for volunteers and it was posted on the website. Homeowners mentioned we tried to do this before, but it did not work; however, we will have adult supervision and once the game is over it's over. We are trying to have things to do for our children in the community. Someone mentioned to do a permanent basketball court, but the idea is to have a portable court instead. Mr. Johnson suggested maybe this will promote the parents to get more involved and hopefully it may grow from this event. Also mentioned we can notify Charles County police or Sheriff Berry to provide free security for the tournament to give a comfort.

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**Date Night:** CCHOA will be hosting a Brunch and Paint for only the adults. Advanced registration will be required, and the cost is \$35.00 per person, some refreshments will be served. A nice chance to get out with your spouse and enjoy each other's company on June 15<sup>th</sup> 12pm-2pm. Sign up will be on the website and on Facebook page. A homeowner suggested BYOW – Bring your own wine this will not be provided by the HOA.

**Street Lights:** (Shelley Broadnax) spoke on either changing out the light bulbs and installing new light post. 1<sup>st</sup> start will be to change out 10 bulbs at a time at \$270.00 per light. We have 61 lights in the community. 2<sup>nd</sup> phase will be the installation of the light post on Bergamont Court (Pond), Decker Court, Nobility Court, Hubbard Court and along Sedgewick Drive & Cadwell Street, 4 cudelsacs just to name a few.

## OPEN FORM

**Ponds:** The Ponds will continue to have maintenance completed such as the gate locks and cleaning of the overgrown vegetation. The pond maintenance has been added into the monthly maintenance fee so we can guarantee the ponds stay in compliance.

**Postage:** Homeowner addressed concerns about postage and paper usage. She was informed that some notices were sent to the Homeowners whose email is currently on file to help with postal cost.

**Soliciting:** The issue was brought up about outsiders coming into the community knocking on doors and leaving items in homeowner's mailboxes. It was asked if we could get a larger sign posted – NO Soliciting at the Community near the 2<sup>nd</sup> entrance. Derek Watson – Vice President asked if we could help ourselves by turning the solicitors away when they knock on your door and informing them of the community's NO soliciting policy.

**Audits:** Homeowner was concerned about when audits are taking place because she received several notices about trash and power washing. She wanted to know if she was being singled out. Clarensinna addressed the concern stating our audits are taking place twice a week. Wednesday & Thursday was the date that was scheduled for audits but Shelley Broadnax – President addressed we'll be looking into changing the dates. Also, it was mentioned about the shed audit, a homeowner was not happy because he received a letter from the HOA it stated the County is conducting an audit and he was unhappy because he thought he was being singled out. Don Scarafile – AECC Chairperson addressed AECC applications are addressed on a case by case basis which would include sheds.

**Entrance & High School Bus Stop:** Homeowner mentioned if we could get the road closed off to Piney Grove (Kincaid to Vess Ct) because the traffic flow and the speeding. We are trying to get the speed humps installed to slow traffic. The bus stop for the kids pick up spot is unfavorable because the homeowner is stating we need to see about getting the bus stop changed.

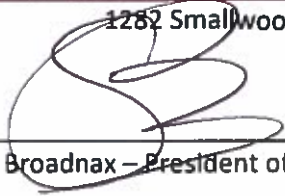
Meeting adjourned at 8:13 pm.

Approving the minutes Signatures from the Board:

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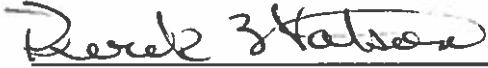
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Shelley Broadnax – President of the Board

6/11/19  
Date



Derek Watson – Vice President of the Board

6/11/19  
Date



Lynell Veney – Treasurer of the Board

6/11/19  
Date

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Matthew Johnson – Secretary of the Board

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Date