



A Newsletter for Charles Crossing Residents living in Waldorf, Maryland

CCHOA 2025 Assessments \$1275

Three payment installments available:

January 31, 2025

February 28, 2025

March 31, 2025 (FULL BALANCE DEADLINE)

*****NO ADDITIONAL PAYMENT OPTIONS*****

All CCHOA amenities will be discontinued and trash collection will be cancelled. Additionally, homeowners will be submitted to the legal department for commencement of liens, fines and foreclosure against your property for accounts with an outstanding balance.

Failure to comply to the payment schedule will impact CCHOA services and amenities for 2025.

Inside This Edition

- 2025 Assessments
- Office Information and Schedule
- Community/Important News
- Collections Vendor
- Outside Vendors
- Townhome playground survey

FY2025 Budget available on CCHOA's Website

2025 Office Closings

- January 20th– Martin Luther King
- February 17th - President's Day
- May 8th-15th-Training
- May 26th - Memorial Day
- June 19th - Juneteenth
- July 4th– Independence Day
- September 1st - Labor Day
- October 13th - Indigenous People Day
- November 11, Veteran's Day
- November 27th-28th Thanksgiving
- December 24 - January 2nd Christmas/ New Year's Break

APPOINTMENTS REQUIRED

Office Hours:

Monday-Friday 9:00am - 3:00pm
Tel: 240-419-3193 or 240-419-3192

Email:

email.charlescrossoinghoa@gmail.com

Website:

www.charlescrossoinghoa.com

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.

Community Announcements

No Pets Allowed

Pets are not permitted on the tennis court

Pet Waste

Charles County animal law enforcement will access (up to \$1000.00 fines) to homeowners not properly disposing on pet waste

Outside vendors are not permitted on CCHOA property

Residents are not permitted to hire private vendors for services to their home.

Homeowners and vendors will be assessed a fine and turned over for the legal department and cited for trespassing and legal action taken, (*private lawn maintenance and contractors inside of home is permitted*)

CCHOA Repair and Maintenance

Assessment

2025 CCHOA will include a \$25 per home special assessment for the cost of repairs due to specialized vendors needed for the aging community, rising costs of supplies and services. The special assessment is an emergency account and held to offset repairs and services needed in the community.

FY2024 Expenditure Report

The 2024 actual expense report will be completed and will be mailed to homeowners, February 2025.

Full assessments not paid by March 31, 2025 will not eligible for pool access, trash collection ceased, account turned over to the collections agency and to the attorney to begin lean, and foreclosure preceding's.

Collections Vendor

AXELA, Inc (collections agency) has been contracted by CCHOA to collect unpaid debt. HOA's attorney, Whiteford, Taylor, and Preston will litigate homeowners with outstanding balances not paid to the HOA and/or debt collector.

Important Information

Charles Crossing HOA

Fall 2024 Meeting

Time: Nov 16, 2024 10:00 AM

Eastern Time (US and Canada)

Microsoft Teams

Meeting ID: 228 120 107 975

Passcode: mkFd3i

Dial in by phone

[+1 240-273-7788](tel:+1240-273-7788), [535920431](tel:+1535920431)#

United States, Oxon Hill

[Find a local number](#)

Phone conference ID: 535 920 431#

The office is receiving a number of complaints regarding damage and inappropriate behavior in the townhome playground area. A survey will be sent to homeowners within the townhomes community to seek recommendations regarding the area. The outcome of the voted recommendations will be discussed during the CCHOA spring meeting.

Evergreen Trash Disposal

Please place your trash receptacle curbside before 7 am on Monday and Thursday of the week. Failure to do so will result in your trash not being picked up until the following trash day.

Homeowners are responsible for contacting Evergreen for missed trash and the scheduling of bulk pickup.

Note: Trash will be collected on the next pick up day if the collection day is on a holiday.