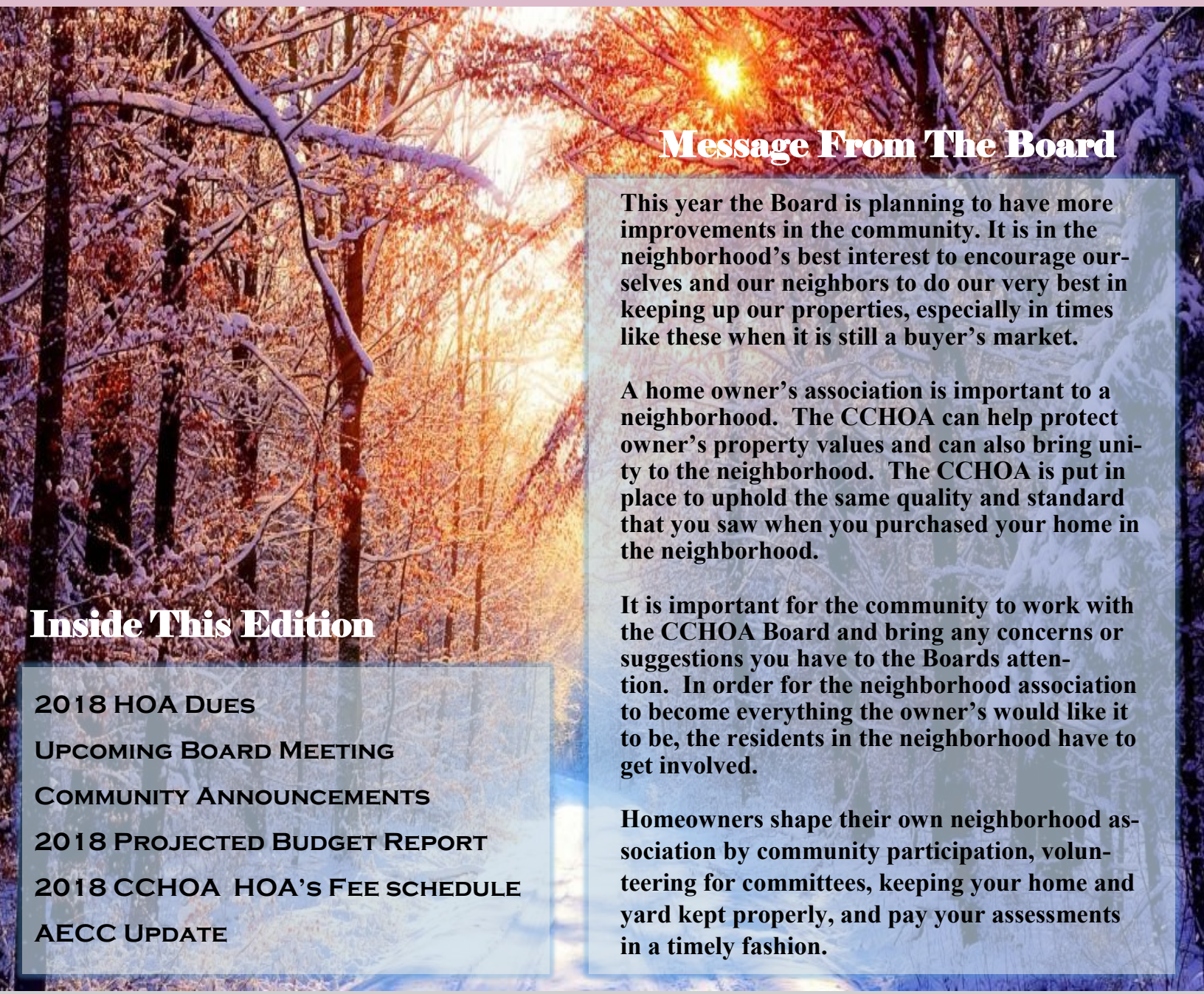
February 2018

Charles Crossing

Home Owner's Association

A Newsletter for Charles Crossing Residents living in Waldorf, Maryland



Message From The Board

This year the Board is planning to have more improvements in the community. It is in the neighborhood's best interest to encourage ourselves and our neighbors to do our very best in keeping up our properties, especially in times like these when it is still a buyer's market.

A home owner's association is important to a neighborhood. The CCHOA can help protect owner's property values and can also bring unity to the neighborhood. The CCHOA is put in place to uphold the same quality and standard that you saw when you purchased your home in the neighborhood.

It is important for the community to work with the CCHOA Board and bring any concerns or suggestions you have to the Boards attention. In order for the neighborhood association to become everything the owner's would like it to be, the residents in the neighborhood have to get involved.

Homeowners shape their own neighborhood association by community participation, volunteering for committees, keeping your home and yard kept properly, and pay your assessments in a timely fashion.

Inside This Edition

2018 HOA Dues

Upcoming Board Meeting

Community Announcements

2018 Projected Budget Report

2018 CCHOA HOA's Fee schedule

AECC Update

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:

We are very happy to welcome our ***Operations Manager, Clarensinna Murray***! Please stop by the office to welcome her! ! Mrs. Murray's contact information is: Murray_c@comcast.net

2018 HOA Dues: Single Family Homes are $1,004.00. Town Homes are $1,049.00. Homeowners were required to submit 50% of HOA fee's on January 31, 2018. The Board of Directors voted to offer homeowners a 12 business day grace period for the 50% balance due date only that ends on February 16, 2018. Homeowners with an assessment balance more than 50% on February 16, 2018 will be assessed a 12% late fee. Assessment balances must be paid in full by May 31, 2018. (The board voted to change the remaining balance due date from May 1, 2018 to May 31, 2018 (No grace period will be offered for the remaining balance).

Homeowner Community Board Meeting will be held on March 15, 2018 @ 7pm at the Charles Crossing Community Center

New Email: The ***new*** Charles Crossing email is as follows: CharlesCrossingHOA@yahoo.com.

Correction **regarding Tree Maintenance:** After several inquiries from homeowners regarding who is responsible for maintaining the trees alongside the curb (homeowner/HOA/county), The Board has been advised by the county that homeowners are not responsible for maintaining the trees as this is public (county) space within the single-family section of the community. The trees located in public space within the townhome section of the community is private space and the responsibility of the HOA.

As we are extremely proud that were able to bring this matter to a close, we apologize for any inconvenience that this may have caused our homeowners! The HOA or the residents in the single-family community may call the county to submit a work request for tree maintenance. Submit a work request to the Administrative Associate for Department of Public Works– Roads Division, Melody Hill via phone at 301-932-3450 Ext. 4450.

Homeowners in the townhome community may contact the HOA for tree maintenance in the common areas on the following streets:

1) Collier Place 2) Esser Place 3)Larson Place 4)Miranda Place 5)Moffit Place 6)Omega Place

Doggy Waste Stations: Please utilize the pet waste stations and waste bags. These are in place to ensure we are adhering to Charles County Animal regulations as well as maintaining a clean, sanitary, and attractive neighborhood for all residents. It is the responsibility of the homeowner to properly dispose of waste from their animals.

Trash Info: All trash must curbside in a covered trash receptacle to ensure that the trash is not blown around the neighborhood. The Trash Vendor is not responsible for collecting trash blown out of your trash receptacles. However, please notify the HOA if you the trash vendor is dropping trash from your covered receptacles when disposing the garbage. Trash should be left curbside by 7am in a covered trash receptacle. Waste pick up is on Monday and Thursday each week except for the following holidays:

1)New Year's Day 2)Memorial Day 3)Fourth of July 4)Labor Day 5)Thanksgiving 6)Christmas

If any of these holidays falls on our collection days, waste collection will resume on the Tuesday and Friday of that week. *Recycling is done by the County not the HOA, however we have the collection schedule on our website at charlescrossinghoa.com in the Trash & Info tab.

COMMUNITY ANNOUNCEMENTS CONTINUED…

Exterior Alteration Application Update: As a reminder, residents must submit an AECC application for sheds. If you have an existing shed please ensure that you have an application on file. The HOA office will be conducting audits to ensure that all sheds are in compliance as well as have an application on file.

Roof Maintenance and Replacement includes the primary dwelling, and is not limited to, garages, porches, and sheds. If the home owner is repairing/replacing the roof with the same type and color shingle an application is not required and the home owner should notify the HOA of the maintenance alteration. Homes with older shingles in this community that no longer adhere to building code and contractors are recommending architectural shingles. The resident will be required to submit an AECC application, as for change in roof shingle style.

Application should include:

1. A description of the architectural shingles - same as or compatible with, the existing materials of the roof in (color, shape, size style and texture)
2. New and replacement roofs and trim materials must be compatible with those of existing dwelling
3. Roof eaves and fascias should remain the same depth and style as those existing on the dwelling

Applications must include:

1. Applicant's signature and signatures of adjacent and affected neighbors
2. Plot Plan (individual property only) - Residents can obtain this by contacting a surveyor for their property see contact below:

- Greenhorne & Omara: 301-982-2800
- Duley & Associates: 301-888-1111
- Real Estate Development Technology Associates (RDA): 301-627-3100 and 301-952-8200

3. Description of materials, including type of shingles (as listed above), roofing materials and trim materials.
4. After applicant is granted CC BOD approval, home owner submits approved application to the county to obtain a building permit. If you hire a builder, they will most likely obtain the permit for you.

Storm Water Ponds: Storm water ponds and wetlands are designed and constructed to contain and/or filter pollutants that flush off of the landscape. Our storm water ponds are very important for the community. According to Charles County Government's Department of Planning and Growth , for your health and safety there is NO contact permitted for humans or pets—no swimming, skating, wading, and boating or dog walking is not permitted in stormwater management ponds.

Verizon Box: Residents, please ensure that your children **Do Not Sit** on the Verizon Box. It is dangerous, as well as an eye-sore to the community when damaged.

Speeding in the Community: Due to the increased speeding in the community, we now have an additional officer patrolling the community. In addition to the officer, The HOA contacted the County's Patrol Officers and District Patrol and they have been patrolling the community as well as doing radar. The HOA is in contact with the County's Community Oriented Policing Services (COPS) which is a unit comprised of specially-assigned officers who are primarily responsible for maintaining ties with neighborhoods in Charles County in order to have additional security for our community. We look forward to hopefully adding Charles Crossing to that list and working with them soon. The HOA will keep you updated.

Snow Removal: Please be advised that the roads in the community are not HOA's property. The HOA is responsible for common areas in the community such as: townhomes, community center and sidewalks in common areas. The roads in Charles Crossing community belong to Charles County. For more information, please contact the County's Public works Department at 301-870-2778 and ask to speak with April Knot.

CHARLES CROSSING 2018 HOA'S FEE SCHEDULE	
Service	**Cost**
Club House & Pool Rental	$100.00 Refundable Deposit/ $150.00 min 4 hours
Both Pool & Club House Rental	$100.00 Refundable Deposit and $300.00 Flat Rate min 4 hours
Pool Pass Replacement	$30.00
Guest Pool Passes	$7 per person, per day. These are one day passes only
AECC/HOA Violations	1st offense, a written warning 2nd offense, a fine of $75 per week until corrected
HOA Late Fee Charges	A fee of 12% will be assessed to all accounts that are delinquent by 12 days or greater.
Returned Check	$25.00
*These fee's are subject to change, as costs to the HOA increase.	

Contact Us:

Tel: 240 419-3193 Fax: 240-419-3531

Email: charlescrossinghoa@yahoo.com

Website: Charlescrossinghoa.com

Facebook: ***@CharlesCrossingHomeOwnersAssociation***

President: Mrs. Donna Jackson
mer505@outlook.com

Vice President: Mrs. Shelley Broadnax
Broadnax.CCHOA@yahoo.com

Operations Manager: Mrs. Clarensinna Murray
Murray_c@comcast.net

Property Manager: Mrs. Amanda Jenkins (Notary)
Jenkins_amanda@comcast.net

Communications Specialist: Mrs. Tashima Reese
Tashima_mitchell@comcast.net

Office Hours:

Fall, Winter & Spring (October - April)

Monday - Friday: 7:00am - 4:30pm

January - May

First Saturday of the Month: 9:00am - 12:00pm

Monday - Friday: 7:00am - 4:30pm

Summer Hours (May - September)

Monday, Wednesday and Friday: 7:00am - 4:30pm

Tuesday and Thursday: 7:00am - 6:30pm

The property management office follows Charles County Government, regarding opening and closings during inclement weather.

Charles Crossing
Home Owner's Association

Thank you for reading our newsletter! If you have additional questions, concerns or ideas for the next newsletter, please give our office a call and speak to Tashima Reese our Communications Specialist or put your suggestions on the website.