

Colonial Park Homeowners' Association

Newsletter – Spring/Summer 2018

!!Annual Homeowner Meeting on June 25th – Plan to Attend!!

The Board has scheduled its annual membership meeting on Monday, June 25th, at 7:00pm at Heritage Community Church (located next to Phases I/II on Quarterfield Road). Community updates and board elections will be on the agenda. If you cannot attend, please send the proxy so we can avoid a second meeting and additional mailing cost to notify homeowners. *(Homeowners delinquent on assessments may not participate.)*

Homeowner Refunds

We are reconciling our accounts. If you live at **1226 Colonial Park, 8206 West Hatton, or 8214 West Hatton**, please email us to arrange for a refund.

Colonial Park Ice Cream Social – June 24th

Join Colonial Park homeowners for our second annual ice cream social on Sunday, June 24th, 6:30p – 7:30p. RSVP on our Facebook page (“Colonial Park Social Group”). *(Homeowners delinquent on assessments may not participate.)*

Taste of Colonial Park – September 8th

Join Colonial Park homeowners for an international potluck on Saturday, September 8th, 5:30p – 7:30p. More details to follow. *(Homeowners delinquent on assessments may not participate.)*

Contact Information: Ours & Yours

The Board created BoardColonialPark@hotmail.com as one way to improve communication between homeowners and the Board. If you are not receiving communication from the HOA via email—we need your email address! 89% of Colonial Park homeowners have an email address on file with the Board. This helps reduce the cost of contacting a homeowner—and we can get important announcements to you without the delay of postal mail. Also, check out our website: www.colonialpark-hoa.org.

Connect with Colonial Park Homeowners on Facebook

Join “**Colonial Park Social Group**” on Facebook. This closed group will help connect homeowners for Colonial Park events, play dates, last-minute walks, and friendly discussion.

Want to Become Involved? We need you! Email boardcolonialpark@hotmail.com

- **Open Space Planning Committee**
We want to enhance the open spaces in our community as a way to increase the desirability of our community and increase home values. Help gather ideas and propose a plan/design to enhance our open spaces.
- **Architectural Control Committee Chair**
This committee reviews exterior change requests and conducts community walk-throughs. This is not time-intensive service, but it is an important one. We need another member to join the team.
- **Community Events Committee**
Want to help plan activities/socials (holiday cookie swap, Spring Fling, walking club, etc.) to strengthen our community bond? Rosa, Katie and Andrea are looking for you!

Community Compliance Walk-Through

The Architectural Control Committee and members of the Board conducted a walk-through of our community in May, noting homeowners' compliance with our Declaration of Covenants, Conditions and Restrictions, as well as the Supplemental Rules, Standards and Guidelines. Soon, homeowners will begin receiving notices of items to be addressed. The following list was used, but is not an exhaustive one:

Driveway needs repair	Tree removed without approval	Unapproved shed
Fence needs repair/maintenance	Dying bushes need replaced	Missing window shutter
Algae growing on siding	Edge sidewalk/driveway	Window shutters need paint
Siding damaged	Pavers installed without approval	Shutters/front door color mismatch
Inappropriate trashcan storage	Exterior light fixtures dissimilar	Window screens damaged
Landscaping needs weeded	Mailbox needs repair/replaced	Gable vent dirty/needs paint
Overgrown bushes/plants	Mailbox post needs paint	Missing exhaust vent cap
Missing bushes/plants	Mailbox post not straight	Excessive weeds in yard
Tree branches blocking sidewalk	Mailbox post missing cap	Unapproved exterior change

Planning an Exterior Change?

Planning an exterior change to your home or lot? Don't forget to submit an architectural change request! Most exterior changes require approval. If unsure, ask! There is no charge for submitting an application; however, an after-the-fact application may be assessed a \$50 fine, and, according to our Declaration, violations (and recurring violations) are subject to a \$25 fine/day/violation until resolved. Homeowners can submit architectural changes via postal mail or scan (preferred) and send to ACCcolonialpark@hotmail.com.

Algae Growing on Your Siding? Your home needs power washed. Save \$

Is your home's siding in need of power washing? The HOA has secured a discount of \$175 for homes with 3,000 or less sf above grade and \$199 for more than 3,000 sf. The Board will select a date for the contractor to come through our community. Email boardcolonialpark@hotmail.com if you are interested. Note—if your home's siding has algae, it has been identified as a violation and homeowners will be notified to resolve.

Replacing Exterior Light Fixtures?

Replacing your home's original exterior light fixtures? HOA approval is required, and all exterior lights (affixed to the home and the post light) must match. Other homeowners may be interested in your discarded (but in working condition) builder-installed light fixtures as a backup or replacement. Home Depot also carries fixtures that match those installed by the builder. Email the Board for more information if interested.

Planting Trees—Plan for the fall, and Save \$\$!

If a tree on your lot has fallen or died, please begin making plans to replace it. The late fall/early spring season are the most favorable times of the year to plant new trees and bushes/shrubs (depending upon the species). Visit www.trees.maryland.gov for a \$25 coupon toward the purchase of an eligible tree. HOA approval is not required to plant a tree outside of the front footage setback. County and/or HOA approval may be required to remove a tree. Questions? Feel free to contact the Board.

Storage of Trash and Recycling Containers

All trash/recycling containers must be stored out of view at all times when not out for retrieval on trash pickup days. Trashcans and refuse may be placed curbside the evening before a trash pickup day and must be re-stored out of sight by 7:00am the day after the trash pickup day.

Renting Your Home

Homeowners may lease their home but must keep a current copy on file with the HOA. A homeowner cannot lease part of his/her home, however; the entire home must be leased (for example, you cannot rent just the basement of your home). Additionally, our HOA documents prohibit more than one family occupying a home. If you have questions, please contact the Board.

Dog Walking – Do Your Part & Fines

Please let the Board know if you observe a dog owner not cleaning up after his pet. HOA rules and County Code permit fining, and we will begin levying fines if caught, as well as reporting to the County. Also, dogs are required to be leashed when not contained behind a fence.

Parking Courtesy Reminder

Homeowners and their guests are reminded to be considerate of neighbors' driveways and right-of-ways when parking vehicles on our Community's streets:

- If you/your guests have multiple vehicles parked on both sides of the street, you are responsible to ensure there is sufficient room for vehicles to pass.
- Mailboxes, fire hydrants and neighbors' driveways must not be blocked.
- Vehicles should never be parked on grassy areas.

Grinder Pumps

Many homes in our community have sewage grinder pumps installed in the front yard. The grinder pumps are an important part of the County's waste management system for homes whose sewage cannot enter the sewage lines by gravity alone. If the pump is malfunctioning, an alarm will sound. Wait 15 minutes to see if the system will self-correct; if the alarm light DOES NOT turn off, call the Department of Public Works 24-hour emergency dispatcher at 410.222.8400 to report the problem. This service is at no cost to homeowners. For more information, visit www.aacounty.org/dpw/Utilities/grinderPumps.cfm.

Interested in Group Discounts to Save \$\$?

20 homeowners pulled their purchasing power together and we were able to secure a discounted rate for power washing our homes. Do you have ideas for other opportunities to negotiate discounted rates for home services? Interested in coordinating? We would like to hear from you. Email boardcolonialpark@hotmail.com.

Do You Want Lower Electricity & Natural Gas Costs?

Maryland is a deregulated utility state, and you have the option to contract with different suppliers for electricity and natural gas. Maryland updates the following websites each month, summarizing BGE's competitors' latest offerings: www.opc.state.md.us/ConsumerCorner/RetailSuppliers.aspx.

Speed Limit – Still 25 MPH!

The Board has received several concerns regarding the speed at which vehicles are traveling through our Community, particularly along Colonial Park Drive. Children live and play in our Community. Keep them safe—obey the speed limit!

Keeping our Community Clean

As flowers bloom and trees reveal green, now is a great time to clean up flower beds, paint shutters, paint/repair mailbox posts and pick up any trash blown onto your lot (or an adjacent common area). Notice trash sitting in yards and open spaces in our community? If you live near an open space or if take a walk along open spaces, please consider picking up trash that has been blown into these open spaces. All residents play an important role in making our community a beautiful place to live.

Landscape Improvements

If you have suggestions on how we can further beautify our Community's landscape, please contact the Board. We set aside a portion of our annual budget for landscape improvements.

Landscaping Contractor

Several homeowners have asked if they could use the HOA's landscape contractor, Grass Barber of Maryland. We encourage you to do so. Contact Ted at grassbarberofmd@gmail.com.