

Colonial Park Homeowners' Association

Newsletter – Spring/Summer 2019

>>Homeowner Meeting Reminder: May 14th – Plan to Attend<<

The Board is deferring its annual meeting to November but is scheduling a general community meeting on Tuesday, May 14th, at 6:30pm at Heritage Community Church (8146 Quarterfield Road). Topics include the adjoining planned subdivision, management company contract expansion and general community updates. *(Homeowners delinquent on assessments may not participate.)*

Management Company Service Expansion

The Board has expanded the services provided by our management company, Community Association Management. Community maintenance needs will be addressed sooner and violations will be better managed.

Exterior Changes Require Approval

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.

Community Inspections

An inspection of homeowners' compliance with our Declaration of Covenants, Conditions and Restrictions, as well as the Supplemental Rules, Standards and Guidelines will occur soon. Now is the time to address home and/or yard maintenance needs. The following items are examples of concerns, but this list is not exhaustive:

| | | |
|---------------------------------|------------------------------------|------------------------------------|
| 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 |

Do Your Shutters Need Fresh Paint?

Do your shutters need a fresh coat of paint? Rebecca contacted several companies, and CertaPro was responsive, reasonable and willing to coordinate with the HOA to maintain continuity and consistency throughout our community. CertaPro will provide individual proposals/contracts and warranty agreement to each homeowner. Contact CertaPro at 443-305-9898, and mention "Colonial Park HOA" for your quote. *Please note: the HOA does not assume any liability for a homeowner's use of CertaPro. Additionally, shutters and front door colors must match (unless stained wood). Change of shutter color requires HOA approval.*

Renting Your Home

Homeowners may lease their home but must keep a current copy on file with the HOA. A homeowner may only lease the entire home (for example, you cannot rent only the basement of your home). Also, our HOA documents prohibit more than one family occupying a home. If you have questions, please contact the Board.

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. Home Depot carries fixtures that match those installed by the builder. Email the Board for more information if interested.

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.

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). 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.

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 confined behind a fence.

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.

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

- **Architectural Control Committee Chair**
This committee reviews exterior change requests and assists with community inspections. This is not time-intensive service, but it is an important one. We need another member to join and/or lead 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!

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.

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! 94% of Colonial Park homeowners have an email address on file with the Board. This helps reduce the cost of contacting homeowners—and we can get important announcements to you without the delay of postal mail. Also, check out our website: www.colonialpark-hoa.org.