

# **Colonial Park Homeowners' Association**

## ***Newsletter – Spring/Summer 2021***

### **>>Annual Meeting Notice: May 19<sup>th</sup> – Plan to Attend<<**

The Board has scheduled its annual membership meeting for Wednesday, May 19<sup>th</sup>, at 6:30pm via Zoom. Community updates and board election will be on the agenda. If you cannot attend, please send the proxy (to be mailed) so we can avoid a second meeting and additional mailing cost to notify homeowners. *(Homeowners whose account balance >60 days past due may not participate.)*

### **New Property Manager: Mark Hoage**

Our community manager, Community Association Management (CAM), has assigned Mark Hoage as our new property manager. Mark recently joined CAM and brings 30 years of property management experience to CAM and Colonial Park HOA. You can reach Mark at 410-602-6898. Welcome, Mark!

### **Community Inspections – Coming Soon!**

An inspection of homeowners' compliance with our Declaration of Covenants, Conditions and Restrictions, as well as the Supplemental Rules, Standards and Guidelines will occur in April/May. Now is the time to address home and/or yard maintenance needs. The following items are examples of concerns, but 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

Please note that our management company may walk on your home's lot, including visualization of the rear yard.

### **Does Your Gable Vent Need Fresh Paint?**

Does your gable vent need a fresh coat of paint? A number of homes' gable vents need to be painted. The HOA reached out to three contractors, but only heard back from one, Allpro Professional Painting & Construction Services. Call Wayne at 443-871-1108 or [wayne.beverly@yahoo.com](mailto:wayne.beverly@yahoo.com). Cost estimate, for two coats of paint, is \$150.00. Mention "Colonial Park HOA" when contacting him. *Please note: the HOA does not assume any liability for a homeowner's use of, nor offers endorsement of, Allpro Professional Painting. Additionally, the gable vent is white; 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 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.

## **Speed Bumps / Traffic Control Committee**

Members of the HOA have expressed a desire to have speed bumps installed on our community's streets. Anne Arundel County is somewhat restrictive on installing speed bumps. One of the first requirements is to have a community committee. We need a chair of this committee, as well as other homeowners to be members. Please email [boardcolonialpark@hotmail.com](mailto:boardcolonialpark@hotmail.com) if interested. In the meantime, watch your speed. Children live and play in our Community. Keep them safe—obey the speed limit!

## **Dog Walking – P.U.P., Leash Requirements & Fine Notice**

Pick Up Poo (PUP)—it's as simple as that. Pick it up or face a fine. Includes properly disposing of the bagged poo. Do NOT leave a bag sitting on the ground; please dispose of it in your home's trash (not your neighbor's trashcan). 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 levy fines if caught, as well as report to the County. Also, dogs are required to be leashed when not confined behind a fence.

## **Keep 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.

## **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](mailto:ACCcolonialpark@hotmail.com).

## **Violation Resolution**

Have you receive a violation notice from our management company? Our HOA Declaration of Covenants, Conditions and Restrictions (Section 7.15) requires a homeowner to resolve the violation within 15 calendar days of the date of the violation letter. If you require additional time to resolve the violation, please ask our management company for a reasonable extension of time. If a homeowner believes an identified violation is not warranted, a homeowner may appeal (by email, at [boardcolonialpark@hotmail.com](mailto:boardcolonialpark@hotmail.com)) to the Board.

## **Late Fees for HOA Assessment Payments (Reminder)**

A homeowner is assessed a late fee if the quarterly assessment is not paid by the end of the month in which it is due. Once the \$15 late fee is assessed by our management company, the fee will not be waived. The HOA is assessed a fee by our management company to collect late assessments prior to sending the account to our collections attorney. Colonial Park's late fee is needed to cover the expense of collecting a late payment. To help avoid late fees, set up an automatic payment or pay an annual (instead of quarterly) amount by contacting CAM at 410-602-6898.

## **Trash and Recycling Containers: Keep Out of Sight**

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.

## **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.

## **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.

## **Want to 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 website each month, summarizing BGE's competitors' latest offerings: [www.opc.state.md.us/ConsumerCorner/RetailSuppliers.aspx](http://www.opc.state.md.us/ConsumerCorner/RetailSuppliers.aspx).

## **Want to Become Involved? We need you!**

- **Board of Directors**  
Serve as the President, Vice President, or Secretary/Treasurer on the Colonial Park HOA. No experience is necessary—only a desire to serve the community. The next election is scheduled in May 19, 2021; applications are due by Wednesday, April 28<sup>th</sup>.
- **Architectural Control Committee**  
This committee reviews exterior change requests and assists with community inspections. This is not a time-intensive service, but it is an important one. We need one to two more members to join.
- **Community Events Committee**  
Want to help plan activities/socials (holiday cookie swap, Spring Fling, walking club, etc.) to strengthen our community bond?

Email [boardcolonialpark@hotmail.com](mailto:boardcolonialpark@hotmail.com) with any questions or to obtain details on how to join.

## **Contact Information: Ours & Yours**

The Board created [BoardColonialPark@hotmail.com](mailto: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! 90% 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 for HOA information: [www.colonialpark-hoa.org](http://www.colonialpark-hoa.org).