

Chartridge Association Inc.

Annual Assessment Invoice

2018-2019 Assessment is \$435.00

Notice of Annual Meeting

The annual meeting and election of the Board of Directors will be held:

Wednesday, April 18, 2018; 7:30 p.m. at Oak Hill Elementary School.

Dear Chartridge Homeowner,

This is your invoice for the May 1, 2018 through April 30, 2019 assessment period. In this mailing you will also find:

- Information and a proxy ballot for voting on revisions to the community by-laws.
- The registration sheet for pool access. Please fill this out and return it with your assessment payment.
- A letter from the President of the community.
- A copy of the approved budget for our 2018-2019 fiscal year.
- A ballot for electing the new Board of Directors for 2018-2019 with candidates' profiles.

Assessment payments are due (postmarked) by Tuesday, May 1, 2018.

- When mailing payments, please use check or money order.
- Payments not received before May 30, 2018 will be considered past due and may begin to incur interest and fees. Past due payments may be referred to a collections agent with significant additional costs incurred.
- Checks returned unpaid for any reason will incur a \$25.00 processing fee.
- Residents of properties for which the annual assessment has not been paid may not use the Common Area (including the pool, playgrounds, or fields) or participate in any Chartridge Association event. Violation of this policy may result in criminal prosecution for trespassing.
- Homeowners are liable for the assessment even if they (or their tenants) do not plan to use the common area (which includes the swimming pool).

If you cannot pay your assessment in full by the due date, please contact the Board of Directors to discuss your options at board-of-directors@chartridge.com.

Property Owner Name	Home Phone #	Alternate Phone #	Amount Paid
Property Address	Amount Due \$435.00*	Due Date May 1, 2018	Check #

*Does not include past due payments. Owners who have past due payments should be aware of their status.

Please mail payments to: Chartridge Association Inc., 455 Retford Dr., Severna Park, Maryland 21146

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Dear Homeowner,

It's been another great year in Chartridge! Once again, it's been my pleasure serving as your President of the Board of Directors this year. If you're new to the neighborhood, welcome and thanks for joining us! Things are a little quiet right now, but once it warms up and the pool opens, Chartridge will be buzzing with activity.

And yes, I copied that introduction word for word from last year's letter. "If it ain't broke..."

You may have noticed that this year's mailing is a bit larger than in the past, and there's a very important reason for that. It includes the proposed revised by-laws, a two-page summary of the revisions, and a proxy ballot to submit if you're unable to attend the Annual Meeting to vote in person. If approved, this will be your new official copy of the Chartridge by-laws. Please vote!

Other than a few amendments, this is the first full review and revision of the community's by-laws in an effort to clarify and modernize the original document that was created in 1978. Additional information and voting instructions will be sent very soon via email. I'd like to thank the By-laws Revision Committee, Vice President Ricky Smith and community attorney Kathleen Elmore for all of the time and effort devoted to this project.

I'd also like to thank all of the board members, committee chairpersons, committee members, event volunteers and everyone who responded when there was a random need in the neighborhood. Whether you cut up fallen trees, shoveled snow for a neighbor, played music, built pergolas, attended a meeting or hearing, set up or cleaned up for an event, emptied trash cans, poured slivers, offered unused sporting goods, instruments, furniture or some completely random item "free to a good home" on the facebook page, or a number of other kind acts, you're appreciated and you're awesome!

Just today while eating lunch at work, a coworker asked me what was new in my neighborhood, and followed up by saying, "Your community sounds so awesome. It sounds like there's always something fun going on!" Yes, yes there is.

After four action-packed years on the board I'm taking some time off. It's been informative and fun, challenging and stressful at times, but always very rewarding. I encourage every resident to volunteer on the board of directors or a committee at some point, if for no other reason than to see how things work and to give back to an amazing community that gives us so much. There's a great group of nominees for next year's board of directors that you'll read about in a few pages; please take a minute and vote for up to seven of them. Ballots this year are paper only – thanks a lot, Russia.

Sincerely,

Ben Roberts
President, Board of Directors
Chartridge Homeowners Association

Chartridge Contact Information

Chartridge Website: www.chartridge.com

Email: board-of-directors@chartridge.com

Approved Budget for May 1, 2018 through April 30, 2019

Category:	Budget
Revenues:	
<u>Assessments - (377 homes x \$435.00)</u>	\$163,995.00
<u>Other Sources*</u>	\$0.00
Total Revenue	\$163,995.00
 Expenses:	
<u>Administrative</u>	
Bank Charges and Fees	\$100.00
GSPC Dues	\$35.00
Office Supplies	\$300.00
Postage	\$250.00
Printing, Paper & Ink	\$860.00
Quickbooks Online	\$450.00
Taxes, Property	\$2,500.00
Website Maintenance - Hosting	\$500.00
Total Administrative	\$4,995.00
 <u>Common Area</u>	
Gardens - Landscaping	\$2,950.00
General Maintenance	\$3,400.00
Grass Cutting	\$9,750.00
Trash Can Emptying	\$850.00
Trees & Shrubs	\$1,150.00
Total Common Area	\$18,100.00
 <u>Community Social Activities</u>	
Social Committee Activities	\$10,000.00
Swim Team Support	\$1,400.00
Total Community Social Activities	\$11,400.00
 <u>Pool Complex</u>	
Maintenance	\$7,500.00
Management	\$60,000.00
Supplies	\$3,200.00
Total Pool Complex	\$70,700.00
 <u>Professional Services</u>	
Accounting	\$1,700.00
Insurance	\$6,000.00
Legal	\$4,500.00
Total Professional Services	\$12,200.00
 <u>Reserve</u>	
	\$25,000.00
 <u>Savings & Contingency</u>	
	\$5,000.00
 <u>Utilities</u>	
Electric	\$8,000.00
Telephone	\$1,000.00
Trash Removal	\$2,600.00
Water-Sewer	\$5,000.00
Total Utilities	\$16,600.00
Total Expenses	\$163,995.00

***Revenue from other sources is unpredictable and not included in the budget.**

Chartridge Association Inc. 2018 Pool Access Registration Form

Owner Name(s):	Property Address:
Owner Phone Number:	Occupied by: <div style="text-align: center; margin-top: 5px;"> <input type="checkbox"/> Owner <input type="checkbox"/> Renter </div>
Owner E-mail(s) for Chartridge Announcements:	(If Renter) Tenant Name(s):
Tenant Phone:	Tenant Email:

Who can use the pool?

- Adult Residents: adults whose primary residence is the Chartridge address shown above (may be subject to verification).
- Minor Dependants: children under 18 whose primary residence is the Chartridge address shown above or who live part of the time in the Chartridge address shown above due to a joint custody arrangement.
- Adult Dependents: dependants 18 or older whose primary residence is the Chartridge address shown above or who are home for summer break, i.e. students.
- Guests: any other guest requires a guest pass and must be accompanied by an Adult Resident (or Adult Dependant). Guest passes can be purchased at the pool individually or in discounted books of ten with a personal check, please NO CASH.

Emergency Contact Name(s):	Emergency Contact Phone Number(s):
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Residents of the home shown above:

<p>Supervision of Minors:</p> <ul style="list-style-type: none"> Children who are not toilet trained are only permitted in the wading pool per AACo code. Swim diapers are required along with adult supervision. See the 2018 Chartridge Pool Handbook for more details. It will be distributed prior to pool opening. 	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 70%;">Name</th> <th style="width: 10%;">Adult</th> <th style="width: 20%;">Birth Year <i>(if under 18)</i></th> </tr> </thead> <tbody> <tr> <td></td> <td style="text-align: center;">X</td> <td style="text-align: center;">n/a</td> </tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </tbody> </table>	Name	Adult	Birth Year <i>(if under 18)</i>		X	n/a																					
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Be sure to check www.chartridge.com for news and events, and to sign up for the Official Chartridge announcements email (No need to sign up again if you have done so in the past).

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Chartridge Association Inc.

**Board of Directors Official Ballot
For May 1, 2018 - April 30, 2019 Office Term**

Ballots may be submitted via the following methods:

Mailed to *(must be post marked by Saturday, April 14, 2018):*

Chartridge Association Inc.
455 Retford Dr.
Severna Park, Maryland 21146

In Person at the Annual Meeting which will be held on Wednesday, April 18, 2018, 7:30pm at:

Oak Hill Elementary School
34 Truck House Road
Severna Park, Maryland 21146

Please review the candidates' profiles on the back of this ballot. Mark an "X" in the appropriate box below. Please initial any erasures or changes. The number of votes (i.e. "X") is limited to SEVEN selections. If more than seven votes are indicated on a ballot, it will not be counted.

- Michael Avent
- Amanda Gorski
- Drew Lenear
- John Miller
- Tom Nagle
- Lee Scott
- Lindsay Seay
- Chris Wright

Write-in nominations:

- _____
- _____
- _____
- _____
- _____

Please legibly print your name and address below:

Ballots must have the home owner's signature. Ballots can only be counted if it contains a valid signature and if the home owner has no outstanding assessments or unresolved architectural violations.

Property Address:

Owner(s) Printer Name:

Owner's Signature:

Date: _____

2018-2019 Board of Directors Candidate Profiles

Michael Avent

My name is Michael Avent and my family and I moved here about 16 months ago. I grew up here in Severna Park but for the past ten years we lived in Baltimore City. Our best friends moved here a few years ago and eventually we got lucky enough to be able to do the same.

I have a culinary school background and worked as a chef in DC and Baltimore City for a number of years before leaving to work for UPS. After 8 years of driving I've recently switched back to using my culinary education and am currently starting my own personal chef business.

We love living in the neighborhood, certainly one of the best and maybe the most cohesive in SP, and I want to be able to give back and help out where I can. I like the idea of knowing what's going on and being able to be a part of what makes this neighborhood so attractive. Thanks for the consideration

Amanda Gorski

My name is Amanda Gorski. I have lived in Chartridge for 5 years with my husband, Daniel, and our two children. I have enjoyed helping out with many social committee activities over the years as well as working with friends to organize and run Kiddie Camp the last three years. I look forward to helping out on the board to continue enjoying this amazing neighborhood.

Drew Lenear

Drew Lenear is a 19 year Severna Park resident who relocated his family to Chartridge just over a year ago. Drew is married to Megan Lenear and is the father of 3 children; Jacob 21, Devin 16 and Jamie 4. He has been actively involved in a number of Severna Park community activities; coaching in the Green Hornets organization for over 12 years, and a member of the Folger Makenzie Elementary, SPMS and SPHS PTO's. In his previous neighborhood, Magothy Forrest, Drew held several committee chairs including; Social Committee, Welcome Committee, and Architectural Committee. Additionally he held several elected offices within the Magothy Forrest HOA; Secretary, Vice President and President. Drew served on the Chartridge board of directors last year as a member at-large, and brings to the table almost two decades of community leadership coupled with a strong desire to contribute to his community.

John Miller

My wife Sara and I moved to Chartridge in 2014. We have three children: Hanley (5), Patrick (3), and Caitlyn (0). I am a graduate of SPHS and have lived in / around the area most of my life. I work for Motorola Solutions, providing communication systems to our First Responders and Law Enforcement entities. I look forward to the opportunity to give back and support my community.

Tom Nagle

Hello Chartridge neighbors. Thank you for considering my nomination to once again serve on your Board of Directors. My wife Jean and I have lived in Chartridge for over 9 years. We have two young daughters who take full advantage of this wonderful community. We have an inspiring group of dedicated volunteers that make our community so great. By assisting directly with in-community concerns and representing our interests to external parties across greater Severna Park and Anne Arundel County, I will work to ensure our community remains such a desirable place to live. Thank you for your consideration.

Lee Scott

My Name is Lee Scott and I have lived in Chartridge since 2013 and was fortunate enough to grow up in Anne Arundel County. I relocated back to Maryland after graduating college and started a family several years after with my wife Carla. We have two children, one is a first grader at Oak Hill and the other will be in kindergarten this coming fall. I am currently an Associate Claims Director of Nationwide Insurance specializing in Property Claims and have been with the company for 16 years. Currently I serve as the head of the Architectural Committee for the neighborhood and have been in that role for a few months now. I'm also involved with local sports in the area and have been a coach for multiple roles with Green Hornets over the past two seasons.

Lindsay Seay

Thank you for considering me for the Board of Directors. Our family has lived in Chartridge for four years. My husband and I have three children and we love participating in every event. I can't imagine raising our children anywhere else. I would like to give back to the community that has given so much to us by serving on the board.

I am the COO for an apartment development and management company in Baltimore. I have been in property management for 18 years. In my career I have overseen the development and/or management of over 50,000 apartments, 5,000 homes, 5 condominium associations and over 20 homeowner associations. Additionally, I have 18 years of experience in overseeing pool contracts and social programs. I currently serve on three boards for nonprofit groups in Baltimore that provide housing to children that have aged out of foster care, the chronically homeless and disabled veterans.

I feel my experience in management, budgets, pending developments, local regulations and HOAs could serve the board well. Thank you for your consideration.

Chris Wright

My wife Jennifer, our two year old daughter Emma and I moved to Hucknall Court in July 2017. Prior to that we were living in Fells Point and Canton. I have worked as an attorney in Baltimore for approximately 10 years with the same firm representing injured individuals.

I'm interested in serving on the Board and helping our neighborhood in any way I can, and would also like the opportunity to meet other neighbors.