

Chartridge Association Inc.

Annual Assessment Invoice

2019-2020 Assessment is \$435.00

Notice of Annual Meeting

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

Wednesday, April 17, 2019; 7:30 p.m. at Oak Hill Elementary School.

Dear Chartridge Homeowner,

This is your invoice for the May 1, 2019 through April 30, 2020 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 2019-2020 fiscal year.
- A ballot for electing the new Board of Directors for 2019-2020 with candidates' profiles.

Assessment payments are due (postmarked) by Wednesday, May 1, 2019.

- When mailing payments, please use check or money order.
- Payments not received before May 30, 2019 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, 2019	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

Dear Homeowner,

It's been another great year in Chartridge! It has been my absolute pleasure serving as your President of the Board of Directors this year. If you're new to the neighborhood, welcome! 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..." Thank you, Ben!

As we conclude another great Chartridge year I would like to thank all of the board members, committee chairpersons, committee members, event volunteers and everyone else who contributed to the best neighborhood in Severna Park! Whether you created a Christmas Wonderland, shoveled snow for a neighbor, played music, built pergolas, built a bar, conducted a cooking class, made a road trip to PA, 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! It is these constant acts of personal generosity and giving that make our little hamlet such a wonderful COMMUNITY!

I know I speak for everyone on the Board of Directors, past and present, when I say thank you!

The strength of our community is the community itself. We are a welcoming and inclusive neighborhood and the diverse collective knowledge and skills that everyone brings together makes us that much stronger. And sets us apart.

I encourage each and every one of you to volunteer. Please join a committee and bring your knowledge and skills to our table. Come to as many events as you can, get the most out of your dues. Enjoy the pool and common areas.

As for dues, your board has strived keep dues flat and to get many projects completed this year ie: A new dumpster enclosure, new fencing on the baseball backstop, a new basketball goal is being purchased, as well as lacrosse and soccer nets, new support posts for the front of the pool-house and new flowerbeds in front of the pool. New swings will also be installed. The front entrances will also be maintained under the new landscaping contract. In addition, new flags are being ordered for the neighborhood light poles.

All without raising dues. I am proud to say we have accomplished this goal. Dues will not go up for the 2019-2020 year.

Thank you again Chartridge, see you at the pool!

Sincerely,

Drew Lenear

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, 2019 through April 30, 2020

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	<u>\$4,995.00</u>
 <u>Common Area</u>	
Gardens - Landscaping	\$3,500.00
General Maintenance	\$3,400.00
Grass Cutting	\$9,750.00
Trash Can Emptying	\$3,900.00
Trees & Shrubs	\$1,450.00
Total Common Area	<u>\$22,000.00</u>
 <u>Community Social Activities</u>	
Social Committee Activities	\$12,000.00
Total Community Social Activities	<u>\$12,000.00</u>
 <u>Pool Complex</u>	
Maintenance	\$7,500.00
Management	\$60,000.00
Supplies	\$3,200.00
Total Pool Complex	<u>\$70,700.00</u>
 <u>Professional Services</u>	
Accounting	\$1,700.00
Insurance	\$7,000.00
Legal	\$2,000.00
Total Professional Services	<u>\$10,700.00</u>
 <u>Reserve</u>	 \$22,000.00
<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	<u>\$16,600.00</u>
Total Expenses	\$163,995.00

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

Chartridge Association Inc. 2019 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 Dependents:** 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:** dependents 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 Dependent). 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 2019 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).

Chartridge Association Inc.

**Board of Directors Official Ballot
For May 1, 2019 - April 30, 2020 Office Term**

Ballots may be submitted via the following methods:

Mailed to *(must be post marked by Saturday, April 13, 2019):*

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

In Person at the Annual Meeting which will be held on Wednesday, April 17, 2019, 7:30pm at:

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

THREE Board positions are open for voting. Please review the candidates' profiles on the next page. Mark an "X" in the appropriate box below. Please initial any erasures or changes. The number of votes (i.e. "X") is limited to THREE selections. If more than three votes are indicated on a ballot, it will not be counted.

Candidates:

- Jim Miller
- John Miller
- Tom Nagle

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: _____

2019-2020 Board of Directors Candidate Profiles

Jim Miller

Jim and his wife Lauri moved to Chartridge in 2005 and have been very active volunteers in multiple community, school, and sports organizations ever since. Most recently Jim has served as the Common Area Committee Chair for the past few seasons and consistently devotes his time to support community operations throughout the year.

John Miller

My wife Sara and I moved to Chartridge in 2014. We have three children: Hanley (6), Patrick (4), and Caitlyn (1). 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 10 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.