

Chartridge Association Inc.

Annual Assessment Invoice

2020-2021 Assessment is \$456.00

Notice of Annual Meeting

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

Wednesday, April 15, 2020; 7:30 p.m. at a location to be determined and announced at a later date.

Dear Chartridge Homeowner,

This is your invoice for the May 1, 2020 through April 30, 2021 assessment period. In this mailing you will also find:

- A letter from the President of the community.
- A copy of the approved budget for our 2020-2021 fiscal year.
- The registration sheet for pool access. Please fill this out and return it with your assessment payment.
- A ballot for electing the new Board of Directors for 2020-2021 with candidates' profiles.

Assessment payments are due (postmarked) by Wednesday, May 1, 2020.

- When mailing payments, please use check or money order.
- Payments not received before May 30, 2020 will be considered past due and will 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 \$35.00 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 \$456.00*	Due Date May 1, 2020	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

(This page intentionally left blank)

President's Letter

Dear Homeowner,

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 wrote these words last year to both celebrate Chartridge and to appeal to the community members to volunteer. When I read that paragraph while reviewing last year's Presidents Statement those words ring truer than ever. During these uncertain, trying times I am so thankful to be living in an absolutely phenomenal neighborhood. Our Chartridge community is truly a source of comfort and strength. I look on the Facebook page and see neighbors offering to assist other neighbors with childcare, with activities and lessons for school children now kept home, with food delivery, offering to shop for folks. Seeing these things not only warms my heart but fills me with pride! I am so proud to not only be a part of this neighborhood but to be able to volunteer my time and leadership. As the country and world at large change in so many innumerable ways in reaction to the Coronavirus, it gives me great comfort knowing that we can count on each other here in the 'Ridge!

During the last year we have accomplished a significant amount. The current Board oversaw the acquisition of two new apparatuses on the playground, the repaving of the common area parking lot, replacement of the basketball court, installation of a new drainage system from the hill behind the dumpster at the common area, new soccer and lacrosse goals, and the resurfacing of the main pool. We believe these investments and re-investments in the community common areas enhance the property values of all of our homes and make Chartridge one of the most desirable neighborhoods in Severna Park.

Moving forward into the 2020-2021 year we face a great many uncertainties. As I write this the playground is closed, per state order, and we are unsure as to when the pool will open. Except when directed otherwise by the County or State, we will try to operate as normal as possible. As challenging as that sounds, we know that eventually we will be back at the pool, around a bonfire, laughing at a social event or cheering our in-house Santa! In that vein we still need volunteers for the regular functions of the community.

Please volunteer, please look out for one another, and please continue to be Chartridge Strong!

Thank you again Chartridge.

Sincerely,

Drew Lenear

President, Board of Directors
Chartridge Homeowners Association

Email: board-of-directors@chartridge.com
Chartridge Website: www.chartridge.com

Approved Budget for May 1, 2020 through April 30, 2021

Category:	Budget
Revenues:	
<u>Assessments - (377 homes x \$456.00)</u>	\$171,912.00
<u>Other Sources*</u>	\$0.00
Total Revenue	\$171,912.00
 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	\$850.00
Taxes, Property	\$2,500.00
Website Maintenance - Hosting	\$500.00
Total Administrative	\$5,395.00
 <u>Common Area</u>	
Gardens - Landscaping	\$4,000.00
General Maintenance	\$3,800.00
Grass Cutting	\$10,750.00
Trash Can Emptying	\$2,000.00
Trees & Shrubs	\$1,450.00
Total Common Area	\$22,000.00
 <u>Community Social Activities</u>	
Social Committee Activities	\$12,000.00
Swim Team Donation	\$2,000.00
Total Community Social Activities	\$14,000.00
 <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	\$8,000.00
Legal	\$1,900.00
Total Professional Services	\$11,600.00
 <u>Reserve</u>	 \$23,917.00
<u>Savings & Contingency</u>	\$7,000.00
 <u>Utilities</u>	
Electric	\$8,000.00
Telephone	\$1,700.00
Trash Removal	\$2,600.00
Water-Sewer	\$5,000.00
Total Utilities	\$17,300.00
Total Expenses	\$171,912.00

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

Chartridge Association Inc. 2020 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):
----------------------------	------------------------------------

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 2020 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																					
Name	Adult	Birth Year <i>(if under 18)</i>																										
	X	n/a																										

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).

(This page intentionally left blank)

Chartridge Association Inc.

**Board of Directors Official Ballot
For May 1, 2020 - April 30, 2021 Office Term**

Ballots may be submitted via the following methods:

Mailed to *(must be post marked by Saturday, April 11, 2020):*

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

In Person at the Annual Meeting which will be held on Wednesday, April 15, 2020, 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 FOUR selections. If more than four votes are indicated on a ballot, it will not be counted.

Write-in nominations:

Ben Ghahhari

Jake Masters

Carrie Scott

Lindsay Seay

Please legibly print your name and address below:

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

Property Address:

Owner(s) Printer Name:

Owner's Signature:

Date: _____

2020-2021 Board of Directors Candidate Profiles

Ben Ghahhari

I reside at 457 Retford Drive and am a father of children aged eleven, twelve and fourteen. I work in the field of Information Technology Architecture. I am interested in volunteering to help keep the community great. I believe by giving my input into decisions and by putting in work where needed on the board, I can help keep the neighborhood the excellent place it is. In one of my prior communities, Columbia, MD, I volunteered on the architecture board.

Jake Masters

My family and I have moved around a lot in the last several years. Tennessee, New Mexico, Louisiana, and, in 2018, we found a home in Chartridge. Simply put, we love this community and believe it is the perfect place to raise our two daughters. I want to serve on the board to help maintain what we love about Chartridge.

Carrie Scott

My family and I have lived in Chartridge since 2014. I have lived in Severna Park most of my life and when our current home became available, we jumped at the chance to live in this neighborhood. We love the strong community feel and the many, many social events for adults and kids. Our daughters are very lucky to have so many other kids to play with. I served on the Board of Directors previously and would like to be considered again. For several years I have been part of the pool committee, assist with social events as well as swim team. I enjoy being involved and helping keep Chartridge a great community

Lindsay Seay

My husband Airion and I moved to Chartridge in 2013. We love raising our children in this wonderful neighborhood. I have 20 years of experience managing HOAs and COAs with property management firms. I want to volunteer my time to continue to make Chartridge awesome.