

From: [Charles County Government](#)
To: [Public Record](#)
Subject: *NEW SUBMISSION* Submit Comments - Commissioners' Public Comment Sessions
Date: Monday, July 1, 2024 12:22:33 PM

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Submit Comments - Commissioners' Public Comment Sessions

Submission #: 3307157
IP Address: 96.255.78.58
Submission Date: 07/01/2024 12:22
Survey Time: 26 minutes, 35 seconds

You have a new online form submission.

Note: all answers displaying "*****" are marked as sensitive and must be viewed after your login.

Read-Only Content

Name

GLORIA SAWYERS

Address

5829 Monmouth Court
Bryans Road, MD, MD 20616

Phone

(301) 602-9640

Email

gs1112@verizon.net

Comment

This complaint has 5 Attachments; therefore, there are multiple submissions- This is 1 of 3. My name is Gloria Sawyers, and I am a resident of your district and I need to call your attention to a very serious matter affecting citizens you serve. The Issue: I am writing to express my concern about the weakness of the above referenced ACT (MD Code, section 11B) and the limitless and unchecked power it allows Primary Development Home Owners Associations (HOA) to wheel over related communities. Outside of definitions, currently, there is nothing in the Act that prevents these Primary Development HOAs from the unbridled collection of association fees, special assessments, or placing liens against the homeowners residing in Related Developments. I am proposing an amendment to the Act that will, with your assistance, control and limit the power of these Primary Development HOAs to operate arbitrarily and capriciously outside the boundaries of their primary development and dictate/communicate directly with homeowners in the related developments without the authority and expressed written consent of the Related Development HOAs.

Upload File(s)

[2024 Proposed Annual Assessment Budget for South Hampton Townhouse Owners Association.jpeg](#)
[2024 Proposed Annual Budget for South Hampton Homeowners Association.jpeg](#)

Thank you,
Charles County, MD

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MEINC HOAM

Annual Budget

South Hampton Townhouse Association, Inc.

2024

Account	Year 2022 Actual	Year 2023 Approved	Year 2024 Proposed
	\$202.46/Qtr	\$202.46/Qtr	\$202.46/Qtr
INCOME			
Assessment Income			
Homeowner Dues Income	214,791.80	259,148.80	259,148.80
Late Fee Income	16,956.57	1,000.00	1,000.00
Arch Fees Income	1,390.56	500.00	500.00
NSF	268.00	0.00	0.00
Collections Cost Income	5,744.51	0.00	0.00
Legal Fees Income	4,464.15	500.00	500.00
Parking Pass Replacement	1,275.00	0.00	0.00
Total OPERATING INCOME	244,890.59	261,148.80	261,148.80
EXPENSES			
Administrative Expenses			
Administrative Fees	550.00	600.00	600.00
Audit and Accounting	2,475.00	2,575.00	2,575.00
Bad Debt Expense	3,550.43	38,872.32	38,872.32
Bank Service Charges	6.00	150.00	100.00
Community Events	0.00	0.00	0.00
Insurance	7,315.36	7,000.00	7,350.00
Legal - General	0.00	1,000.00	1,000.00
Legal - Small Claims	11,145.70	6,000.00	6,000.00
Management Contract	43,609.92	44,918.30	46,265.85
Meeting Expenses	0.00	150.00	0.00
Office Supplies	0.00	200.00	200.00
Postage and Delivery	1,105.46	1,500.00	1,200.00
Printing and Copying	2,871.59	3,000.00	3,000.00
Taxes	0.00	2,000.00	0.00
Trash Pickup Contract	59,417.50	59,520.00	59,520.00
Total Administrative Expenses	132,046.96	167,485.62	166,683.17
Utilities			
Electric	6561.47	7,300.00	7,000.00
Total Utilities	6561.47	7,300.00	7,000.00
Maintenance & Repairs			
Electrical/Lighting Rep/Maint	0.00	500.00	500.00
Fence Rep/Maint	540.00	1,000.00	1,000.00
General Repairs and	50.00	5,000.00	5,000.00
Playground Rep/Maint	0.00	2,000.00	500.00
Road/Walkway Rep/Maint	0.00	1,000.00	1,000.00
Signage Rep/Maint	1,015.00	300.00	300.00
Total Maintenance & Repairs	1,605.00	9,800.00	8,300.00
Grounds Maintenance			
Grounds Maintenance	8,060.00	4,000.00	4,750.00
Landscaping (Contracted)	42,405.00	42,405.00	45,898.00
Snow Removal	7,484.00	10,000.00	10,000.00
Storm Water Management	21,520.00	10,000.00	7,500.00
Tree Removal/Pruning	10,194.00	3,500.00	3,500.00
Total Grounds Maintenance	89,663.00	69,905.00	71,648.00
Reserve Activity			
Budgeted Reserve Contribution	0.00	6,658.18	7,517.63
Total Reserve Activity	0.00	6,658.18	7,517.63
Total OPERATING EXPENSE	229,876.43	261,148.80	261,148.80
Net - Operating Totals	15,014.16	0.00	0.00

**SOUTH HAMPTON HOMEOWNERS ASSOCIATION, INC.
2024 BUDGET (BASED ON 548 UNITS)**



INCOME	
SINGLE FAMILY HOME ASSESSMENT INCOME (\$440.00 times 228 homes)	100,320.00
TOWNHOME ASSESSMENT INCOME (\$220.00 times 320 homes)	70,400.00
ADMINISTRATIVE FEES REIMBURSABLE (Billed back to homeowners)	500.00
LATE NOTICE FEES REIMBURSABLE (Billed back to homeowners)	5,000.00
LEGAL REFERRAL FEES REIMBURSABLE (Billed back to homeowners)	1,000.00
ATTORNEY FEES REIMBURSABLE (Recovered from homeowners)	30,000.00
ALLOWANCE FOR DOUBTFUL ACCOUNTS (Based on 10% delinquencies)	(10,032.00)
INTEREST (on savings accounts and CDs)	300.00
TOTAL INCOME	\$197,488.00
EXPENSES	
BANK CHARGES	100.00
Service charges of up to \$15.00 monthly	
OFFICE & POSTAGE EXPENSE	6,000.00
Office supplies, printing costs, postage, etc.	
STORAGE	1,900.00
Storage facility to store HOA related items	
ADMINISTRATIVE FEES REIMBURSABLE	500.00
NSF return checks, re-bill fees, etc. (Billed back to homeowners)	
LATE NOTICE FEES REIMBURSABLE	5,000.00
Cost of sending late notices for nonpayment of assessments (Billed back to homeowners)	
LEGAL REFERRAL FEES REIMBURSABLE	1,000.00
Cost of referrals to attorney for collection (Billed back to homeowners)	
WEBSITE	1,200.00
Webpage	
INSURANCE	5,200.00
General Liability, Directors & Officers, Liability & Property Coverage	
BAD DEBT	3,000.00
Assessments that need to be written off due to bankruptcies, foreclosures, etc.	
ELECTRICITY/STREETLIGHTS	375.00
Cost of electricity for common area streetlights	
TRASH REMOVAL	52,000.00
Cost of weekly curb pick up	
GROUNDS MAINTENANCE	30,000.00
Mowing, fertilizing, edging, pruning, weed control, mulching, etc., of common grounds	
SOCIAL EXPENSE	10,000.00
Cost of social events	
REPAIR/MAINTENANCE	11,000.00
Cost of repairs or routine maintenance of the common areas	
LEGAL EXPENSE	1,200.00
Cost of document review, opinion letters from attorney, etc.	
ACCOUNTING EXPENSE	1,650.00
Audit & tax preparation performed by an independent CPA	
MANAGEMENT	17,124.00
Fee for professional services provided by management firm	
ATTORNEY FEES REIMBURSABLE	30,000.00
Recovery of delinquent accounts, lawsuits	
COURT APPEARANCES	500.00
Cost for Management to attend court	
RESERVE FUND CONTRIBUTION	19,739.00
Cost of funding reserves for future replacements of major assets	
TOTAL EXPENSES	\$197,488.00

2024 ANNUAL ASSESSMENT

\$440.00 SINGLE FAMILY HOMES

\$110.00 quarterly installments due on or before - January 15th, April 15th, July 15th & October 15th

\$220.00 TOWNHOMES

\$55.00 quarterly installments due on or before - January 15th, April 15th, July 15th & October 15th