



**SNOWDENS MILL HOA
BOARD OF DIRECTORS**

Tracy Shahan, President
Earl Gamache, Vice President
Neil Pedersen, Treasurer
Becky Meadows, Secretary
David Golden
Kevin Hanlon
Mitiku Kelkay
Renu Simon

COMMUNITY NEWS – June 2019
HOA WEBSITE: www.snowdensmill.com

**Snowdens Mill HOA is managed by
Community Association, Inc.**
15742 Crabbs Branch Way, Rockville, MD 20855
Contact: Charles Lasky, 301-258-7711, ext. 140
SMHOA.bod@communityassn.com; Fax: 301-258-8362

SMHOA BOARD MEETING DATES

2019 Dates: 3rd Tuesday/Month – 7:30PM
Jan 15 (Annual Meeting), Feb 19, Mar 19, Apr 16, May 21, June 18, July 16, Sep 17, Oct 15, Nov 19, Dec 17.
3rd District Police Station, Public Meeting Room
1002 Milestone Drive, Silver Spring, MD
Homeowners welcome to attend all meetings.

WELCOME NEW NEIGHBORS

Emilia V. Samura, Tourmaline Terrace
Kenrick & Keight T. Kennedy, Hidden Valley Lane
Martin M. Mutuku & Grace M. Kegeri, Alabaster Drive
Msgna J. & Ruta B. Habte, Goldstone Court

2019 EARTH DAY! THANKS

Thanks to all who participated in our SMHOA Earth Day Cleanup on Saturday, April 27. Great turnout and effort to keep our streets, sidewalks and green spaces clean. Also provided terrific opportunity to meet neighbors, build community and get some exercise! Your HOA provided gloves, bags and donuts for this event. The county reported that we picked up over 500 lbs. of trash. Please remember to make it a habit to pick up trash every day.

**SNOWDENS MILL DIGITAL PRESENCE /
COMMUNICATIONS**

We are pleased to announce we have developed a **new and improved Snowdens Mill HOA website:** www.snowdensmill.org, which we expect to go live **August 1**. In the meantime you're still able to get all the news at our old address, www.snowdensmill.com. Once the new site is live, you'll be redirected to the updated site.

Why the change? The new site will provide the ability to communicate with you in an even more efficient and timely way as we post our quarterly newsletter, announcements, upcoming events, and other important information, i.e., SMHOA forms (PIR form, complaint forms, HOA Covenants and Bylaws, etc.). And the site will offer opportunities for community engagement. More on this below.

If you have pictures of the Snowdens Mill neighborhood, please send to Charles Lasky, www.communityassn.com, so that we can include some of these photos on our new website.

Just a reminder on the newsletter – the Snowdens Mill quarterly newsletter will now be arriving digitally! Make sure we have your email address so you don't miss out. If you have not already done so, send your email along with your name to Charles Lasky at

www.communityassn.com or visit our new website and enter it directly on the home page to sign up quickly.

Snowdens Mill is now on **Facebook**. You can get the latest news, meet your neighbors online, and contact the board on Facebook. Search for “Snowdens Mill Homeowners Association” or click [here](#).

Join your neighbors on **Nextdoor**, a free private social network for neighborhood communities. If you haven't signed up on Nextdoor yet, we invite you to do so. 29% of Tamarack Triangle Plus-area residents are signed up. Are you? Click [here](#) to sign up.

CAR CHARGING STATIONS FOR TOWNHOMES

As we move into the 21st century electric cars are becoming more and more prevalent in the world and the numbers will only continue to grow as we move to a zero carbon world. There are a number of single family homeowners who have purchased electric cars and installed chargers in their garages. Our community is comprised of single family homes and townhomes without garages.

Since townhome owners don't have a garage, how are they supposed to charge their electric cars? Your HOA has become one of the first in the area to develop policies and procedures for the installation of charging stations at a townhome owner's assigned parking space. To review the new policy, please go to the new SMHOA website at www.snowdensmill.com and browse the policy folder on the documents page.

WHY YOU WANT TO PAY YOUR SMHOA FEE ON TIME

Association annual assessments are mailed out in December and payment is due by January 1. The good news is that the budget calls for no change in the annual homeowner assessment of \$250, and the board will continue to offer a discount of the annual assessment - \$220 – for owners who pay their assessment by January 31, 2020. This represents a savings of \$30 (12% discount).

But what if you don't pay your dues on time. After 30 or more days have passed without payment, you will receive a late notice. If you still do not pay you will be sent a Notice of Intent to place a lien on your property. This adds \$80 or more. You will be given an opportunity to dispute the payment. Then, if you still don't pay after 30 or more days, the lien cited in the

Notice will be placed on your property at the court house. This results in your not being able to refinance or sell your home without paying SMHOA owed monies, plus additional legal fees of at least \$200 or more including interest of 6% a year. So now you owe nearly \$500 or more. If there is still no payment, a number of other legal avenues are available to pursue collection. And collect we must as we are legally obligated by SMHOA legal documents to do so. So it sure looks like paying your dues on time is the way to go. If you are having problems paying, you are encouraged to let Community Associations know ... sometimes arrangements can be made to delay payment for a short period of time.

The board is working very hard to ensure that homeowners who pay on time do not have the burden of supporting those who do not. Sadly, there are still some homeowners who are several years behind, owing more than a thousand dollars per. This is not fair to the vast number of you who pay on time. Be advised that we've filed lawsuits to obtain outstanding assessments, with several having gone to court. We are determined to have all fees paid in a timely manner and will work with our attorneys, as needed, to do so.

SELLING YOUR HOME? BUYING A HOME IN SNOWDENS MILL?

Homeowner Associations are governed by a series of documents that detail the responsibilities of the homeowner and the community to provide services. Anyone purchasing a home in a community is entitled to have those documents prior to the purchase of their home. The resale package is the method selected by the Maryland legislature to assure that new homebuyers are aware of their obligations and status of the community. A resale package is a packet of vital information provided to those purchasing a condominium or a home in an association. The package includes a complete set of recorded documents that govern the community such as the Articles of Incorporation, Declaration, By-laws and in most cases, the rules, regulations, and architectural guidelines of the community. This package also contains a disclosure certificate that gives the buyer information regarding any special assessments or other fees applicable to the property as well as information on any pending litigation matters, known physical problems with the property and any architectural compliance issues. Also included is a master insurance certificate, current budget and a profit & loss statement for the community. Because there is a 3 – 7 day contingency on the home sale for the buyer to review the documents it is an

important and time sensitive issue (must be done prior to closing).

In Maryland, the state requires that the seller provide the buyer with this information. You, as the seller, will have much of the information on hand already, such as governing documents, rules and regulations and bylaws. You can share that with the buyer ahead of the contract being signed, if you feel comfortable doing so (keep in mind that some HOA rules and regulations may have changed since your original home purchase). But, you are still legally obligated to order the complete and current resale package. To learn more about resale packages and certificates, be in touch with your local realtor expert, community association manager, or attorney.

SMHOA COVENANT ENFORCEMENT UPDATE

Your HOA initiated the biennial covenant inspection process in May. There were 185 violation notices mailed out giving recipients 30 days to comply, or to request an extension. The reinspection will be held during the week of June 24, with second notices sent in mid-July, if needed. During the 2017 covenant inspection activity we were at 60% compliance after the reinspection. The Board would like to thank those of you who have already fixed violations. Maintaining your homes and property keep your and your neighbor's property values up as well as maintaining the beauty of our neighborhood.

If you are wondering, the top three violations were moldy or discolored siding, unkempt landscaping and garbage cans or trash around homes.

If you have any questions, please contact the SMHOA Covenant Enforcement Committee at SMHOA.CE@communityassn.com.

ARCHITECTURAL REVIEW

Before doing exterior work to your home, please visit www.snowdensmill.com to see if a property improvement request (PIR) is needed. You will also be able to download the form to submit for approval of alterations and /or improvements.

PET SITTING, WALKING AND PLAY SERVICES FOR THE SUMMER!

Provided by Jordyn Ellis, a mature, responsible, straight-A rising junior at James H. Blake High School who hopes to be a veterinarian one day! "To help this pursuit, make the most of my love of animals and

make a little money this summer, I'm letting my neighbors know that I am available to feed, walk and/or play with your dogs, cats, rabbits, fish, birds or other small house pets while you are at work, on vacation or whatever the case may be. I live with my mom and two sisters at 12800 Tinstone Court. I am available most weekdays and weekends beginning June 22 through September 2. So, please call my mom, Kristina, at (301) 980-3186 if I may be of service to you and your pets this summer. My rates are very reasonable and flexible – my real "pay" will come from caring for and having fun with your pets! Thanks and I look forward to meeting some of you and your cute pets this summer!"

MARK YOUR CALENDAR

National Night Out is an annual community-building campaign that promotes strong police-community partnerships and neighborhood camaraderie to make our neighborhoods safer, more caring places to live and work. National Night Out enhances the relationship between neighbors and law enforcement while bringing back a true sense of community. Furthermore, it provides a great opportunity to bring police and neighbors together under positive circumstances. Plans are underway - Mark your calendar for **Tuesday, August 6th**. We hope you will join the Snowdens Mill community to show support for our police and meet your neighbors! Stay tuned ...

USEFUL TELEPHONE NUMBERS

For medical and other emergencies, call 911. Following are other useful numbers:

County Info/services	240-777-0311
PEPCO (Outages)	877-737-2662
Miss Utility	800-257-7777
Missed Trash/Recycling	240-777-0311
Animal Control	240-773-5960
Poison Control	800-222-1222
Police Non-Emergency	301-279-8000
Street Light Outage	240-777-0311
Street Tree Damage	240-777-7623