

HABITAT ONE

Community Newsletter for Habitat 1, Section A Condominiums

December 2008

Volume 19

Board Members

President: Larry Thomasson
Vice President: Jason Smith
Secretary: Dara Dillree
Treasurer: Patrick Schmitt
Other Members: John Pauley
Kathy Brezina
Lisa Gibson
Tara Gill



Important Phone Numbers: (410)

AA County Police: 222-8050
Fire Dept: 987-4010
Bulk Trash: 222-6104
Trash Collection: 222-6100
BG&E Power Outage Number:
1-877-778-2222
BG&E: 224-3000
Animal Control: 222-8900
Poison Control: 800-492-2414
Weather: 662-9225

BRODIE MANAGEMENT INC.

134 Holiday Court, Suite 308
Annapolis, MD 21401
Phone: 410-571-1400
Toll Free: 1-800-314-1244
Emergency Number: 410-377-1605
Email: heather@brodiemgmt.com
letha@brodiemgmt.com
Heather Gummel, Property Manager
Lee Crutchley, Assistant Property Manager



The next Board of Directors Meeting will be held on Tuesday, November 25 at 7:00 pm Anne Arundel County Library, Crofton Branch.

Annual Meeting

The Habitat I Section A Annual Owners Meeting is scheduled for **Tuesday, January 20, 2009**, at the Crofton Branch of the Anne Arundel County Public Library located at 1681 Riedel Road at 7:00 p.m. All Owners may attend this meeting. If you are an Owner who cannot attend, you may complete and sign the proxy included in this mailing and give it to another Owner who is planning to attend or return it by mail.

The Board is comprised of nine individuals, who control all operating aspects of your condominium association. Their duties include setting the monthly assessment fee, maintenance of the common grounds, paying bills, responding to unit owner's concerns, etc.

There are four (4) positions on the Board available this year. If you or another unit owner is interested in being involved in the activities of our community, please place the appropriate name on the nomination form. You may nominate yourself. Additional nominations may be made from the floor at the Annual meeting.

Inclement Weather

Habitat has a seasonal contract for snow removal with CS Lawn. The snow removal crew will only come to the property after three inches of snow has been reported to be on the ground by the National Weather Service. Also, the snow removal crew is not responsible for sidewalks leading to an individual Unit. It is a Unit Owner responsibility to clear the

snow on the walkways leading up to his/her Unit. Also, please be mindful of the salts you use for snow removal, some will erode concrete. If you have any particular areas of concern or know of an elderly or handicapped Owner who has special needs, please contact Lee at Brodie Management. Thank you for your cooperation.

Landscaping

We have depleted our Landscaping budget for 2008. We will have an arborist on the property in the Spring 2009 to remove and trim overgrown trees. Several homeowners have taken an active role in improving the landscaping around their units. Honorable Mention goes to Justin Bowling, 1709 Aberdeen Court and to Carl Parsons, 1734 Leisure Way. Your neighbors appreciate the time and effort put into these areas.

Water Pipe Replacement

Habitat had more than \$50,000 in unanticipated water line repairs. We did not have money in the 2008 Budget for these repairs. We will continue replacing the water lines when they burst at the weakest point after the manifold. These unanticipated expenses are a direct cause for the increase in monthly fees in 2009. Remember: Owners are responsible for pipes and wiring serving their own Units.

Window Replacement

Habitat spent \$19,590 for Window Replacement in 2008. We budgeted \$15,000 for windows in 2008. We will continue with the window replacement project in 2009. The proposed budget is for \$15,000, which should replace 7 Units. There are 35 Units remaining to receive new windows. The Board's original window replacement plan was a 10-year project, which began mid-2004. If your Unit is not on the window replacement list, you can have your name added by writing our Property Manager, Heather at Brodie Management.

Garage Doors

The Board has added a \$5,000 budget line to the 2009 Budget for garage door replacement. We did not have a line item in the 2008 Budget for garage doors. We will continue with the garage door replacement project in 2009. If your quad is not on the garage door list, you can have it added by writing our Property Manager, Heather at Brodie Management. Remember, if you would like a garage door opener installed with the new door, you must let the garage door company know when they come to measure your unit. A garage door opener is an optional add-on and it is solely up to the Owner whether or not to purchase this option. The Owner must pay for this optional garage door opener directly to the installer. Neither the Board nor Brodie are involved with the garage door openers.

Dogs and Other Pets

It is the law that all pets must be on a leash and under the owner's control when outside. You must also pick up after your pet; no one likes to step in animal waste. These are also condominium rules. **There are no exceptions.** If you violate these laws and condominium rules, you may be fined by the Association and/or Anne Arundel County for

failure to do so.

Satellite Dishes

Installation and placement must conform to FCC Regulations that apply to a multiple dwelling unit buildings. The receiver should be attached to your fence or balcony railing. Attachment or installation anywhere else within the complex requires approval by the Board. Please contact our Assistant Property Manager, Lee at Brodie Management. To minimize problems and needless expenses incurred in correcting an unapproved installation, an architectural Change Request must be submitted prior to installation of the dish. Please note that only ONE dish is allowed in your area. If you cancel or change provider, please have the provider remove the old dish at the same time they install the new dish. The Owner is responsible for any dish that is improperly installed or installed without authorization.

Trash Trash Trash

Regular trash pick-up is for household garbage only. Trash pick-up dates are Monday and Thursday mornings. Recycling is ONLY picked up on Thursday mornings. For pick-up of large items, please schedule with Bulk Trash at 410-222-6104 or take your large items to the County Dump, which is free of charge to use. Please do not place large items out in front of your Units. It is unsightly and against the condominium rules.

Parking Regulations

The Parking Rules and Regulations for Habitat I Section A are in full effect. Please make sure you park on Habitat property in compliance with these Rules and Regulations and that when

your vehicle is parked anywhere on the Habitat property (other than directly behind your own garage or in your own garage), you are displaying a valid parking permit. **You can and will be towed if you are in violation.** There will be no reimbursements related to towing under any circumstances. If you have not applied for a parking permit, please fax or mail your application to Lee, at Brodie Management. If you are expecting a delivery or having work done at your unit and you would like to make sure the contractor is not towed, please contact Heather, at Brodie Management, in advance for a temporary one-day parking pass. If you are behind in your monthly condo fees, your Habitat parking permit can and will be revoked. If you have expired tags or a similar violation, your car will be towed even if it is parked behind your garage.

General Maintenance

Please remember that general maintenance of your unit is a Owner responsibility. For example, you could make sure that the mulch is 3 inches away from the unit, even if you did not put it there, or if you see a loose piece of siding, you could push it back in place, if your water spicket is leaking.... Taking these actions will keep costs down, whereby keeping association dues down, and keeps our community looking nice.

Power washing the units have been deemed maintenance and a home owner responsibility. Personal power/pressure washers have become inexpensive and easily accessible in recent years. Reminder: Outside water spickets located outside the garages should be turned off during cold weather. If the controls are located in the back of YOUR garage, please turn them to the off position so the

pipes do not freeze and burst. Thank you for your cooperation.

If you need a piece of hardware for your unit and are having difficulty finding it, Hardware City in Bowie (13711 Annapolis Road Bowie, 301-464-9030) specializes in parts for homes that were built by our builder.

Collections

Under the MD Condominium Act, Owners **CANNOT** withhold their monthly condo fee as a response to dissatisfaction with service or a decision by the BOD. Failure to pay your monthly condo fee could result in a lien against your Unit or foreclosure. The BOD, with the assistance of our management company, is very diligent in collecting past due fees. Please note that if your monthly condo fees have gone to collections for being past due, the Association's attorney has instructions to file for a lien and/or proceed with foreclosure in court.

Habitat Website

Our web address is:

<http://www.geocities.com/habitat1a/>

The purpose of this website is to foster communication and keep friends, residents and Owners up-to-date on issues and events of interest to the Habitat I Section A Community.

To subscribe, send an e-mail to:

habitat1asubscribe@yahoogroups.com. Please check it out and join.

Neighborhood Activity

Remember if you see any suspicious activity in the neighborhood; please call the Anne Arundel County Police at (410) 222-8050.

Meeting Dates

Below are dates for meetings of the Board of Directors for 2009. Our

Annual Meeting is on January 20, 2009, prior to the Board of Directors Meeting. All will be held at the Anne Arundel County Library, Crofton Branch. Please note that the 2009 Board of Directors Meetings are subject to change by the Board. If you have comments, requests, or questions to be directed to the Board please contact our Property Manager.

Please note that the December 2008 Board of Directors Meeting has been cancelled due to the hectic schedule that the Holiday Season brings.

Tuesday, January 20, 2009
Wednesday, February 18, 2009
Thursday, March 19, 2009
Wednesday, April 22, 2009
Thursday, May 21, 2009
Tuesday, August 22, 2009
Wednesday, September 23
Wednesday, October 21, 2009
Wednesday, November 18
Wednesday December 16, 2009