



# HABITAT ONE

# January 2007

Community Newsletter for Habitat 1, Section A Condominiums

Volume 15



Home Owners Association  
P O Box 3324, Crofton MD 21114

Board Members

President: Jennifer Bechtel

Vice President: Lori Alden

Secretary: Dara Dillree

Treasurer: Patrick Schmitt

Other Members: Robert Anthonson  
Ken Bechtel  
John Pauley  
Larry Thomasson

## Annual Meeting

Our annual meeting is scheduled for Wednesday, January 24, 2007 at the Anne Arundel County Public Library, Crofton Branch located at 1681 Riedel Road at 7:00 p.m. All homeowners are invited to participate in this meeting, as you are for every Board of Directors meeting throughout the year. If you are a homeowner who cannot attend, you can complete and sign the proxy form that was mailed to you and give it to a neighbor who is planning to attend.

renters insurance. This would help to protect the Home Owners Association if there is an incident in the unit. The increase in condo fees will help to account for the insurance increase – but it is higher then we expected.

## Water Bill

There have been unusually high water bills for two buildings in the neighborhood. Letters have been sent to the owners in those buildings requesting permission to conduct an inspection to look for leaks or other maintenance issues that may be causing these high bills. Of the inspections that have been conducted thus far, no maintenance issues have been found. The water company has been to the property to ensure that the meters are functioning properly, which they are. It appears that these high water bills are the result of excess use of water in the units. Please be conscience when you are using water not to be wasteful. Thank you for your cooperation.

## Insurance Increase


As a community, we had two major claims reported to our insurance company in 2006 – a fire and a shooting. As a result of these occurrences, our insurance premium is increasing by 44 percent in 2007. We considered receiving bids from other insurance companies – but with these two major incidents the premiums would be high with any company.

## Windows

We were able to replace the windows in ten more units in the month of December, exceeding our original goal for 2006. One reason we were able to replace these additional windows was because of the aggressive manner we have adopted with our lawyer regarding owners who are delinquent with their monthly fee.

Our insurance agent attended our November meeting so we could discuss the increase and what we can do to have a decrease in the upcoming years. His advice was to be vigilant about maintenance issues and have no major claims in 2007. If you see a maintenance issue on common area, please call Heather at Brodie Management to report it so it can be addressed before it turns into a major problem.


If you rent your unit, please encourage your renters to acquire



**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

Terry Lee, Property Manager  
 Heather Gummel, Assist. Property Mgr.



The January Annual Meeting will be held on Wednesday, January 24 at 7:00 pm Anne Arundel County Library, Crofton Branch.

## **Parking Regulations**

All home owners should have received an application for a parking permit as well as a copy of the Habitat 1, Section A parking regulations. These regulations go into effect of February 1, 2007. If you rent your unit, it is your responsibility to get this information to your renters. There will be no reimbursements related to towing under any circumstances. We have a contract with Benefield Towing Company, who will monitor the neighborhood and tow cars that are in violation of the parking rules. If you have not received an application or a copy of the regulations, please contact Heather at Brodie Management.

## **November Expenditures**

Insurance - \$  
Electric - \$  
Landscaping - \$  
Mgt. Fees - \$2,670.00  
Postage/Office Expenses - \$  
Windows - \$  
Legal Expenses - \$

## **Trash Trash Trash**

Please be considerate about your trash. Regular trash pick-up is for household garbage only. 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 community rules.

## **General Maintenance**

Please remember that general maintenance of your unit is a homeowner 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. Taking these actions will save us

money and keep our community looking nice.

If you need a piece of hardware for your unit and are having difficulty finding it, Hardware City in Bowie specializes in parts for homes that were built by our builder.

## **Garage Doors**

The current Board of Directors foresees a garage door replacement project as our next major community project. Many of the garage doors in the neighborhood are no longer functioning properly and need to be replaced badly. The current wood doors we have are very expensive to recreate. We have received a bid from a company who specializes in installing garage doors and have given us an excellent price. If you are a homeowner who would provide input on the new doors, please plan to attend the monthly meetings.

**The next Board of Directors' meetings will be on Wednesday, January 24, 2007 and Tuesday, February 27, 2007 at 7:00 at the Anne Arundel County Library, Crofton Branch, 1681 Riedel Road. All owners are welcome to attend.**