

HABITAT ONE

December 2009

Community Newsletter for Habitat 1, Section A Condominiums

Volume 20

<http://habitat1a.freehostia.com/>

Board Members

President: Larry Thomasson
Vice President: Jason Smith
Secretary: Dara Dillree
Treasurer: Patrick Schmitt
Members At Large: John Pauley
Kathy Brezina
George Sullivan
Andre Gariepy
Philippe Bouvier

Our new web address is:

<http://habitat1a.freehostia.com/>.

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: habitat1a-subscribe@yahoo.com Please check it out and join.

BRODIE MANAGEMENT INC.

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Heather Gummel, Property Manager
Lee Crutchley, Assistant Property Manager



2010 Annual Meeting

The Habitat I Section A, Annual Owners Meeting is scheduled for **Thursday, January 14, 2010**, at 7:00 p.m. at the Crofton Branch of the Anne Arundel County Public Library located at 1681 Riedel Rd, (all 2010

meetings to be held at the Library). If there is not a quorum of Owners present, Section 11-109 of the Maryland Condominium Act will be invoked by a majority of Owners present. The Annual Meeting will be adjourned and reconvened on **Thursday, February 11, 2010**, at 7:00PM. Owners present in person or by proxy on **Thursday, February 11, 2010**, will be a quorum to conduct business of the condominium association.

All Owners are encouraged to 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, approving payment of bills, responding to unit owner's concerns, etc.

There are three (3) 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, but will NOT be printed on the February 11, 2010 proxy.

Board of Directors ("BOD") Meeting Dates

Below are dates for meetings of the BOD for 2010. Our Annual Meeting is on January 14, 2010, prior to the BOD Meeting. All meetings will be held at the Anne Arundel County Library, Crofton Branch. Please note that the BOD Meetings are subject to

change by the BOD.

Thursday, January 14

Thursday, February 11

(if no quorum present at January mtg. - 2nd Habitat Annual Mtg.)

Thursday, March 11

Thursday, April 15

Thursday, May 13

Thursday, June 10

Thursday, August 12

Thursday, September 9

Thursday, October 14

Thursday, December 9 (to be the Annual Budget Meeting).

Snow Removal during Inclement Weather

Habitat I Section A has signed a 2-year 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. The snow removal crew will push the snow to the end of each cul-de-sac, represented by a posted sign stating "No Parking During Snow Emergency." If your vehicle is parked in this area during a snow emergency, your vehicle can be towed at your expense, even if there is a current parking sticker on the vehicle. Please note that removal is paid to the contractor per occurrence by the hour.

The snow removal crew will NOT start to clear the community sidewalks (usually leading to the community mailboxes) until after the snowfall has stopped.

The snow removal crew is NOT responsible for sidewalks leading to an individual Unit. It is the Unit Owner responsibility to clear the snow on the walkways leading up to his/her Unit.

The snow removal crew will come to the property to spread salt during

icing. Please note that salting is paid to the contractor per occurrence by the hour. If there is a small isolated ice patch, it is suggested that you could spread the salt. 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 and/or handicapped Owner who has special needs, please contact Brodie Mgmt.

Fireplaces

As many of you may have witnessed, a townhouse at Coventry III (off of Kingbridge St.) was completely destroyed from fire damage caused by a fireplace which had not been cleaned or inspected in many years. This fire caused extensive damage to adjoining connected units. Fireplaces were not originally installed in Habitat I Section A units. Any existent fireplaces were installed over the years by owners. Fireplaces are not permitted by the Habitat I Section A Rules and Regulations. The BOD is working with owners with existent fireplaces to determine if they were installed with approval of the BOD and according to AA County Code. The BOD is currently requiring home-owners who have fireplaces to have regular maintenance and inspection to assure safety. Please note that the Rules and Regulations require approval for any installation or change to your unit. Owners are responsible for any damages caused by failure to repair and/or maintain or through the negligence of the unit owners. Making a change to your unit without approval would be considered negligence.

Water Pipe Replacement

Habitat I Section A had more than \$50,000 in unanticipated water line repairs in 2008 and again in 2009. We did not have money in the 2008 Budget for these repairs. Unplanned for and unanticipated expenses were a major factor in the increase in monthly fees in 2009. The BOD has not increased fees in 2010, but we remain concerned by the level of our expenses. Remember: Owners are

responsible for pipes and wiring serving their own Units. The BOD has adopted new Rules and Regulations, which were mailed to each unit owner, requiring each owner to wrap (or winterize) their water supply pipes - as part of owner maintenance. Please note that if your water supply pipes burst and it is found that your unit's water supply pipes were not properly wrapped (winterized), the unit will be considered responsible for all repairs to your unit and any damage done to other units because of this negligence.

Window Replacement

Habitat I Section spent \$25,934 for Window Replacement in 2009. We will continue with the window replacement project in 2010. The proposed budget is for window replacement in 2010 is \$25,000. As of today, there are 25 Units remaining on the Window Waiting List. The BOD anticipates that we will complete 8 Units in 2010. 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 or if you are not sure, you can have your Unit added by writing our Property Manager, Brodie Management. In order to get new windows, the owner must be in good standing and all fees must be paid in full.

Garage Doors

The Board spent \$7,225 for garage door replacement in 2009 for 9 garage doors. If your Unit is not on the Garage Door List, you can have it added by writing our Property Manager, 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.

Roof Replacement

Habitat I Section A replaced 6 roofs in 2009 for \$50,000. Funds for this expense were taken directly from our Reserves Account, therefore this expense does not appear in our Operating Budget. The BOD expects to replace an additional 5 roofs in 2010 and again this expense will be paid for from our Reserves Account.

Landscaping

Habitat I Section A has signed a 2-year contract for landscaping (which including cutting the grass, mulching in the Spring, and raking 2 times pre-winter) with CS Lawn. Several owners 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 improvements. Please note that the contract does not include miscellaneous trash collection. If you see a piece of trash on our property, please pick it up and discard of it. Wind is often the culprit as it sometimes carries papers around the neighborhood and is not collected on trash-days.

Gutter Cleaning

Habitat I Section A has signed a contract for gutter cleaning to be done by RJ Construction bi-yearly (Spring and late Fall) at a total cost of \$3,500 for 2010.

Dogs and Other Pets

It is the law for Anne Arundel County, the State of Maryland, and required by the Habitat I Section A Rules and Regulations, that **all pets must be on a leash** when outside and on Common Areas. You must also pick up after your pet; no one likes to step in animal waste. **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.

Operating Expenses

Please refer to the 2010 Budget, which was approved at the November 18, 2009 Meeting by the BOD. Please keep in mind when requesting new services, repairs, and/or replacements that each additional \$1,000 spent by the condo association equals approximately \$9.25 in individual fees paid by EACH Unit owner.

Verizon FIOS

The BOD is currently negotiating a contract to have FIOS installed on our property. Prior to signing any contract, owners will have an opportunity to review the contract. Ohm's and plates will be installed on common areas of Habitat I Section A. Installation and placement will conform to FCC Regulations that apply to a multiple dwelling unit buildings.

Satellite Dishes

Installation and placement must conform to FCC Regulations that apply to a multiple dwelling unit buildings. **The receiver must be attached to your fence or balcony railing only.** Installation of a dish is NOT permitted on Common Areas or in any other location. Improperly placed dishes will be removed at the owner's expense and the owner will be responsible for any damages and may be subject to a fine up to \$500.00.

Attachment or installation of a dish anywhere within the condominium complex requires approval by the BOD with an Architectural Change Request ("ACR Form") and the ACR must be submitted prior to installation of the dish. Please note that only ONE dish is allowed on your fence and/or balcony. If you cancel or change providers, 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. Please send your ACR Form to our Property Manager, Brodie Management.

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.

General Maintenance

Please remember that general maintenance of your unit is an 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 spigot is leaking, pick-up loose trash, pick-up newspapers in front of your garage on a regular basis,.... Taking these actions will keep costs down, thereby keeping association monthly fees down, and keeps our community looking nice. Please keep in mind when requesting new services, repairs, and/or replacements that each additional \$1,000 spent by the condo association equals approximately \$9.25 in fees paid by each Unit owner.

Reminder: Outside water spigots located outside the units near the garages should be turned off during cold weather. These outside water spigots are the unit owners' responsibility. 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. If the pipe does burst because it froze, please take into consideration that The Association will NOT be repairing the line. Thank you for your cooperation.

Parking Regulations

The Parking Rules and Regulations for Habitat I Section A are in full effect. Please make sure you park on Habitat I Section A property in compliance with these Rules and Regulations and that when your vehicle is parked anywhere on the Habitat A property (other than directly behind your own garage or in your own garage), you are displaying a valid parking permit. Also, please do NOT park in designated fire lanes, even if the painted designation is difficult to read - you know it is a fire lane.

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, or if you have purchased a new vehicle (permits are NOT transferable to other vehicles), please fax or mail your application 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 Brodie Mgmt., in advance for a temporary one-day parking pass. **NOTE: If you have not paid your monthly condo fees, your stick may have been revoked.** If you have expired tags or a similar violation, your car can and/or will be towed even if it is parked behind your garage.

Neighborhood Activity

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

Collections

Under the MD Condominium Act, Owners **CANNOT** withhold their monthly condo fee as a response to dissatisfaction with service or a how the Association is operated. Failure to pay your monthly condo fee will result in a lien against your unit or foreclosure of your unit. 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.

fees that are used to maintain the buildings, pay for insurance, water and sewer and fund all of the other services and repairs to the complex. It is very rare that any of these services cost less. They usually always cost more. As a result, the BOD is constantly balancing need against the costs. It is our goal to minimize the fees and at the same time to keep our units well maintained.

	Important Phone Numbers:
	AA County Police: 410-222-8050
	Fire Dept: 410-987-4010
	Bulk Trash: 410-222-6104
	Trash Collection: 410-222-6100
	BG&E Power Outage: 1-877-778-2222
	BG&E: 410-224-3000
	Animal Control: 410-222-8900
	Poison Control: 1-800-492-2414
	Crofton News Crier Circulation Cancellation: 301-262-8709

2009 Circulated Petition

Some may recall that a petition was circulated around the neighborhood entitled "We the homeowners of Habitat 1 Section A Condominiums hereby Do Not support the increase of our homeowner association dues" back in January/February/March 2009. Out of a total of 75 signatures collected: 15 signature were not unit owners, 5 signatures were from owners delinquent on their monthly fees and not in good standing with the Association.

Please Note - All unit owners should understand that the monthly fees collected for Habitat I Section A by Brodie Management are condominium

The BOD develops an Operating Budget each year in the fall and it is mailed to each unit owner. The BOD hears owner comments on the proposed Operating Budget and approve the next year's Operating Budget at the annual Budget Meeting, which is held 30 days or so after the mailing of the proposed budget. The 2010 Budget Meeting will be held on December 9, 2010. The Operating Budget determines each year's monthly fee. Unfortunately, the only alternative to raising monthly fees is to collect a lump sum special assessment from each unit owner.