

Chartridge Association Inc.

Annual Assessment Invoice

2017-2018 Assessment is \$435.00

Notice of Annual Meeting

The annual meeting and election of the Board of Directors will be held:

Monday, April 24, 2017; 7:30 p.m. at Oak Hill Elementary School.

Dear Chartridge Homeowner,

This is your invoice for the May 1, 2017 through April 30, 2018 assessment period. In this mailing you will also find:

- The registration sheet for pool access. Please fill this out and return it with your assessment payment.
- A letter from the President of the community.
- A copy of the approved budget for our 2017-2018 fiscal year.
- A ballot for electing the new Board of Directors for 2017-2018 with candidates' profiles.

Assessment payments are due (postmarked) by Monday, May 1, 2017.

- When mailing payments, please use check or money order.
- Payments not received before May 31, 2017 will be considered past due and will begin to incur interest and fees. Past due payments may be referred to a collections agent with significant additional costs incurred.
- Checks returned unpaid for any reason will incur a \$25.00 processing fee.
- Residents of properties for which the annual assessment has not been paid may not use the Common Area (including the pool, playgrounds, or fields) or participate in any Chartridge Association event. Violation of this policy may result in criminal prosecution for trespassing.
- Homeowners are liable for the assessment even if they (or their tenants) do not plan to use the common area (which includes the swimming pool).

If you cannot pay your assessment in full by the due date, please contact the Board of Directors to discuss your options at board-of-directors@chartridge.com.

Property Owner Name	Primary Phone #	Alternate Phone #	Amount Paid
Property Address	Amount Due \$435.00*	Due Date May 1, 2017	Check #

*Does not include past due payments. Owners who have past due payments should be aware of their status.

Please mail payments to: Chartridge Association Inc., 455 Retford Dr., Severna Park, Maryland 21146

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March 13, 2017

Dear Homeowner,

It's been another great year in Chartridge! Once again, it's been my pleasure serving as your President of the Board of Directors this year. If you're new to the neighborhood, welcome and thanks for joining us! Things are a little quiet right now but once it warms up and the pool opens, Chartridge will be buzzing with activity.

First, I need to thank the board members who have worked very hard to lead and make decisions for the community. They are Ricky Smith as Vice President, George Evans as Treasurer, Stacy Smith as Secretary, and Suzi Patterson, Carrie Scott and Deb van den Berg as members at-large. Having most of the board carry over from the year before was very helpful in picking up where we left off and made for a seamless transition.

Next I want to thank all of the chairpersons and members of the various committees. For a fairly comprehensive (but still not complete) list of committee members and community volunteers, please see the back page of the Chartridge Chatter. We've had a few changes in committee leadership this year - Melan Bowerman and Natalie Cronin are now heading up the social committee, Tim Bowerman and Jim Miller assumed common area and safety patrol responsibilities, and Tom Nagle is our new website chair. I'm incredibly grateful to Julie Bresson, Mike Husselbee and Vince Burke for their years of service and contributions to those committees.

I also want to recognize a few additional people for specific contributions. Tim Bowerman, for putting together a very successful first annual golf outing. Tom Scott, for his tireless efforts with our appeal of Sabrina Park 3. John Fish for taking the lead on upgrades to our camera system. Aleigh VanCaster for organizing the extremely popular food truck visits. Ryan Scott for all of his hard work upgrading and maintaining things at the pool. Michelle Corey for organizing an awesome adult party. George Evans for heading up karaoke and open jams at the pool.

There are so many other things that keep Chartridge running that fly under the radar. Claudia Richardson putting up the holiday decorations on the entrance signs and Heide Burke posting the HOA meeting notices on the sign boards are just a few that come to mind. Not all tasks are related to big events and we can always use help with pool clean-up and ongoing maintenance items. I want to urge each of you to consider your talents and keep your eye out for an opportunity to volunteer in the community. Chartridge continues to be one of the most sought after communities in Severna Park thanks to all of the board members, committee chairs, many volunteers and great neighbors. Keep up the good work!

In addition to the usual monthly HOA meeting agenda consisting of committee reports and discussing issues of concern to the community, the Annual Meeting is also when the election for the 2017-2018 Board of Directors is held. Our annual community meeting will be held Monday, April 24, 2017 at Oak Hill Elementary and will begin at 7:30pm. A verification of homeowner status and proxies will be made prior to beginning the meeting. Please allow additional time for that process.

All homeowners in good standing (dues paid through 2016-2017 fiscal year) are eligible to be on the Board of Directors. Additional nominations will be accepted from the floor prior to the final vote. If you are in good standing, you may vote either in person or by proxy. If you are voting by proxy, please use the ballot included. You may mail your ballot, postmarked no later than Friday, April 14, 2017 to:

Chartridge Association Inc.
455 Retford Dr.
Severna Park, Maryland 21146

I look forward to seeing you at the meeting.

Sincerely,

Ben Roberts, President
Chartridge Board of Directors

Chartridge Contact Information

Chartridge Website: www.chartridge.com
Email: board-of-directors@chartridge.com

Approved Budget for May 1, 2017 through April 30, 2018

Category:	Budget
Revenues:	
<u>Assessments - (377 homes x \$435.00)</u>	\$163,995.00
<u>Other Sources*</u>	\$0.00
Total Revenue	\$163,995.00
 Expenses:	
<u>Administrative</u>	
Bank Charges and Fees	\$100.00
GSPCC Dues	\$35.00
Office Supplies	\$300.00
Postage	\$250.00
Printing, Paper & Ink	\$860.00
Quickbooks Online	\$450.00
Taxes, Property	\$2,500.00
Website Maintenance - Hosting	\$300.00
Total Administrative	\$4,795.00
 <u>Common Area</u>	
Gardens - Contracted Landscaping	\$2,950.00
General Maintenance	\$3,400.00
Grass Cutting	\$8,500.00
Trash Can Emptying	\$500.00
Trees & Scrubs	\$1,150.00
Total Common Area	\$16,500.00
 <u>Community Social Activities</u>	
Social committee Activities	\$10,000.00
Swim Team Support	\$1,400.00
Total Community Social Activities	\$11,400.00
 <u>Pool Complex</u>	
Maintenance	\$7,500.00
Management	\$56,000.00
Supplies	\$3,200.00
Total Pool Complex	\$66,700.00
 <u>Professional Services</u>	
Accounting	\$1,700.00
Insurance	\$6,000.00
Legal	\$7,000.00
Total Professional Services	\$14,700.00
 <u>Reserve</u>	
	\$25,000.00
 <u>Savings & Contingency</u>	
	\$8,000.00
 <u>Utilities</u>	
Electric	\$8,000.00
Telephone	\$1,300.00
Trash Removal	\$2,600.00
Water-Sewer	\$5,000.00
Total Utilities	\$16,900.00
Total Expenses	\$163,995.00

***Revenue from other sources is unpredictable and not included in the budget.**

Chartridge Association Inc. 2017 Pool Access Registration Form

Owner Name(s):	Property Address:
Owner Phone Number:	Occupied by: <input type="checkbox"/> Owner <input type="checkbox"/> Renter
Owner E-mail(s) for Chartridge Announcements:	<input type="checkbox"/> I am interested in assisting with newsletter & flyer distribution.
(If Renter) Tenant Name(s):	Tenant Phone: Tenant Email:

Who can use the pool?

- **Adult Residents:** adults whose primary residence is the Chartridge address shown above (may be subject to verification).
- **Minor Dependents:** children under 18 whose primary residence is the Chartridge address shown above or who live part of the time in the Chartridge address shown above due to a joint custody arrangement.
- **Adult Dependents:** dependents 18 or older whose primary residence is the Chartridge address shown above or who are home for summer break, i.e. students.
- **Guests:** any other guest requires a guest pass and must be accompanied by an Adult Resident (or Adult Dependent). Guest passes can be purchased at the pool individually or in discounted books of ten with a personal check, please NO CASH.

Emergency Contact Name(s):	Emergency Contact Phone Number(s):
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Residents of the home shown above:

<p>Supervision of Minors:</p> <ul style="list-style-type: none"> • Children who are not toilet trained are only permitted in the wading pool per AACo code. Swim diapers are required along with adult supervision. • See the 2017 Chartridge Pool Handbook for more details. It will be distributed prior to pool opening. 	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 70%;">Name</th> <th style="width: 10%;">Adult</th> <th style="width: 20%;">Birth Year <i>(if under 18)</i></th> </tr> </thead> <tbody> <tr> <td></td> <td style="text-align: center;">X</td> <td style="text-align: center;">n/a</td> </tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </tbody> </table>	Name	Adult	Birth Year <i>(if under 18)</i>		X	n/a																					
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Be sure to check www.chartridge.com for news and events, and to sign up for the Official Chartridge announcements email (No need to sign up again if you have done so in the past).

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Chartridge Association Inc.

**Board of Directors Official Ballot
For May 1, 2017 - April 30, 2018 Office Term**

Ballots may be submitted via the following methods:

Mailed to *(must be postmarked by Friday, April 14, 2017)*:

Chartridge Association Inc.
455 Retford Dr.
Severna Park, Maryland 21146

In Person at Annual Meeting which will be held on Monday, April 24, 2017 at:

Oak Hill Elementary School
Music Room
34 Truck House Road
Severna Park, Maryland 21146

Please review the candidates' profiles on the back of this ballot. Mark an "X" in the appropriate box below. Please initial any erasures or changes. The number of votes (i.e. "X") is limited to SEVEN selections. If more than seven votes are indicated on a ballot, it will not be counted.

- Christine Ballard
- Yvonne Deaver
- Renee Eugene
- George Evans
- Drew Lenear
- Tom Nagle
- Ben Roberts
- Carrie Scott
- Ricky Smith

Please add additional nominations:

- _____
- _____
- _____
- _____
- _____

Please legibly print your name and address below:

Ballots must have the homeowner's signature. Ballots can only be counted if it contains a valid signature and if the homeowner has no outstanding assessments or unresolved architectural violations.

Property Address:

Owner's Printed Name:

Owner's Signature:

Date: _____

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2017-2018 Board of Directors Candidate Profiles

Ben Roberts

I've lived in Chartridge for six years with my wife Stephanie and our three children Abby, Owen and Nolan. I've worked for HMSHost at their corporate office for over 14 years in Accounting, Project Management and currently in IT. I feel that the leadership, communication and decision making skills I have developed in those positions make me a qualified candidate for the board of directors. I am the current President on the Chartridge Board of Directors and I am also the Chartridge liaison to the Greater Severna Park Council. I would love the opportunity to continue serving this community as a member of the board. My goals for 2017-18 are to protect our home values and common area from harmful proposed developments, and pitch in wherever I can to make sure Chartridge remains the best community around. Thank you for your consideration.

Carrie Scott

Thank you for considering me for a position on the Board of Directors for Chartridge. My name is Carrie Scott. I live on Charington Dr. with my husband and 3 daughters. I teach Kindergarten at Oak Hill and enjoy seeing all of the neighborhood kids each day. I've served on the board for the past 2 years as a Member at Large in addition to co-chairing the Pool committee. We love everything about Chartridge and enjoy contributing to keeping it a wonderful place for our family. I would like to continue my position on the Board to help with the transition of new Board members.

Christine Ballard

I have been a part of the Chartridge Community since April of 2014. I currently am a stay at home mom who works part time for FSG preparing proposals for projects. Before deciding to leave my career I enjoyed my job at Lockheed Martin where I was a Software Engineer. I am currently the secretary of the Oak Hill ES PTO and in the past I was the Treasurer for our old pool and club house.

Drew Lenear

Drew Lenear is an 18 year Severna Park resident who recently relocated his family to Chartridge. Drew is married to Megan Lenear and the father of 3 children; Jacob 20, Devin 15 and Jamie 3. He has been actively involved in a number of Severna Park community activities; coaching in the Green Hornets organization for over 12 years, and a member of the Folger Makenzie Elementary, SPMS and SPHS PTO's.

In his previous neighborhood, Magothy Forrest, Drew held several committee chairs including; Social Committee, Welcome Committee, and Architectural Committee. Additionally he held several elected offices within the Magothy Forrest HOA; Secretary, Vice President and President. Drew brings to the table almost two decades of community leadership coupled with a strong desire to contribute to his new community.

George Evans

Hey neighbors! My name is George Evans. My family and I have lived in Chartridge for almost 12 years and absolutely love it. Speaking for me, my wife Ellen, our kiddos, Mia (17) and Jamie (13), we truly feel we could not have happened across a better place to call home so many years ago. I'm throwing myself out here for a fourth time on the good ol' Board of Directors for the exact same reason as last year; the sense of community and being there for and with one another - be it helping out in rough times, dealing with big snow or simply enjoying the good times together - this defines Chartridge and I want to do what I can to make sure that notion of community continues.

Renee Eugene

Renee Eugene has lived in Chartridge since 2011. She is married to Stephen and has three daughters. Her two youngest have enjoyed being members of the Chartridge Tidalwaves for the last two summers. Renee and Steve enjoy participating in many of the family and adult events in the neighborhood. They value the inclusive, family-centered, fun personality of the community.

Mrs. Eugene is a nurse. She currently teaches nursing for the Community College of Baltimore County. She earned an associate's degree in General Studies from AACC and a bachelor's in nursing and masters in Health Services Leadership and Management with a Focus in Nursing education from the University of Maryland. She hopes that her health and managerial training will help her to be a valuable addition to the board.

Ricky Smith

I have enjoyed living in Chartridge for the past 4 years with my wife Stacy, daughters Ella and Parren, and son Brady. I have served on the Board of Directors as Vice President for the past two years. I have worked for Verizon for 17 years. What drew us to this neighborhood, versus that of others in Severna Park, is the community feel and amenities that this great neighborhood has to offer. I want to make sure that my children and family get to experience all that is wonderful about Chartridge. I am looking forward to giving back to the community and to protect everything that is great about Chartridge.

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2017-2018 Board of Directors Candidate Profiles (continued)

Tom Nagle

Hello Chartridge neighbors. Thank you for considering my nomination to serve on your Board of Directors. My wife Jean and I have lived in Chartridge for over 8 years. We have two young daughters who take full advantage of this wonderful community where I have been fortunate to serve as pool committee co-chair as well as website committee co-chair. We have an inspiring group of dedicated volunteers that make our community so great. As a board member, I intend to continue the great work of current and past board members. By assisting directly with in-community concerns and representing our interests to external parties across greater Severna Park and Anne Arundel County, I will work to ensure our community remains such a desirable place to live. Thank you for your consideration.

Yvonne Deaver

Yvonne Deaver has lived in Chartridge since July 2007. She is married to Grant Deaver, who has been the neighborhood mailman for several years. They have 1 daughter, who has enjoyed spending hours of play time at the pool, and being members of the Chartridge Tidalwaves for the past 4 summers. Yvonne and Grant have enjoyed participating in the many family and adult events in the neighborhood. Yvonne values the inclusive, family-centered, fun environment of the community.

Mrs. Deaver is a nurse, and currently works for Anne Arundel Medical Center in Annapolis, MD as the Orthopedic Team Leader for the Operating Room. She earned her Associates degree in 2005 from Anne Arundel Community College and is currently enrolled in Walden University's RN-MSN program earning her degree as a Family Nurse Practitioner, with a graduation date of August 2017. She has been her daughters Girl Scout troop nurse for the past 5 years, and enjoys going on the many fun outings with the troop. During her free time she enjoys running through the neighborhood, or Kinderfarm Park. Her hope is that her managerial experience, and dealing with the public on a more intimate basis will be a valued addition to the Chartridge board.