

Chartridge Association Inc.
Annual Assessment Invoice
 2021-2022 Assessment is \$478.00
Notice of Annual Meeting
 The annual meeting and election of the Board of Directors will be held:
 Wednesday, April 21, 2021; 7:30 p.m. at a location to be determined and announced at a later date.

Dear Chartridge Homeowner,

This is your invoice for the May 1, 2021 through April 30, 2022 assessment period. In this mailing you will also find:

- A copy of the approved budget for our 2021-2022 fiscal year.
- A ballot for electing the new Board of Directors for 2021-2022 with candidates' profiles.

Assessment payments are due (postmarked) by Wednesday, May 1, 2021.

- When mailing payments, please use check or money order.
- Payments not received before May 30, 2021 will be considered past due and will 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 \$35.00 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	Home Phone #	Alternate Phone #	Amount Paid
Property Address	Amount Due \$478.00*	Due Date May 1, 2021	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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2021-2022 Chartridge Approved Operating Budget

Category:	Budget
Revenues:	
2020/2021 Assessments [377 homes * \$478]	\$180,206.00
Total Revenue	<u>\$180,206.00</u>
Expenses:	
Administrative	
Supplies, Dues, Fees	\$235.00
Annual Assessment Packets and Postage	\$900.00
Quickbooks Online	\$850.00
***Taxes, Property	\$2,250.00
Website Maintenance - Hosting	\$500.00
Membership ToolKit	\$900.00
Total Administrative	<u>\$5,635.00</u>
Common Area	
Gardens - Contracted Landscaping	\$20,200.00
General Maintenance	\$500.00
Pest Control	\$1,000.00
Non-Contracted Services	\$3,000.00
Total Common Area	<u>\$24,700.00</u>
Community Social Activities	
Social committee Activities	\$15,050.00
Swim Team Support	\$2,000.00
Total Community Social Activities	<u>\$17,050.00</u>
Pool Complex	
Maintenance	\$7,500.00
Management	\$60,000.00
Supplies	\$3,200.00
Access Control	\$1,000.00
Total Pool Complex	<u>\$71,700.00</u>
Professional Services	
Accounting	\$1,700.00
Insurance	\$8,000.00
Legal	\$1,000.00
Total Professional Services	<u>\$10,700.00</u>
Reserve and Contingency	\$33,121.00
Utilities	
Electric	\$8,000.00
Telephone	\$1,700.00
Trash Removal	\$2,600.00
Water-Sewer	\$5,000.00
Total Utilities	<u>\$17,300.00</u>
Total Expenses	\$180,206.00

Proj. Cash Bal. as of May 1, 2021 (All Accounts) **\$41,977.65**

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Chartridge Association Inc.
Board of Directors Official Ballot
For May 1, 2021 - April 30, 2022 Office Term

Ballots may be submitted via the following methods:

Mailed to *(must be post marked by Saturday, April 16, 2021)*:
Chartridge Association Inc.
455 Retford Dr.
Severna Park, Maryland 21146

The Annual Meeting which will be held on Wednesday, April 21, 2021, 7:30 p.m. online. A link to participate will be shared with the community prior to the meeting date.

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 FOUR selections. If more than four votes are indicated on a ballot, it will not be counted.

Write-in nominations:

- Christopher Wright
- Drew Leneer
- John Miller

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) Printer Name:

Owner's Signature:

Date: _____

2021-2022 Board of Directors Candidate Profiles

Christopher Wright

I am interested in filling an opening on the Board. We are coming up on four years in the community in July. When we moved in it was me, my wife Jennifer, and Emma (now “five and a half”) and we now have two and a half year old Josh. I am applying to help to continue making the community better.

I practice mostly medical malpractice in Baltimore City representing victims of negligence, but also handle car accidents and other cases involving significant injuries.

Drew Lenear

Drew Lenear is a 19 year Severna Park resident who relocated his family to Chartridge just over 5 years ago. Drew is married to Megan Lenear and is the father of 3 children; Jacob 24, Devin 19 and Jamie 7. 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. Drew has served on the Chartridge board of directors for 5 years as President and an At-Large member and brings to the table almost two decades of community leadership coupled with a strong desire to contribute to his community.

To quote Drew, “I cherish Chartridge and have proudly served on the board for 5 consecutive years making me potentially the longest tenured board member. I believe that continuity and institutional memory are key to the long term success of a body like our HOA Board. I welcome the honor of continuing to serve.”

John Miller

My wife Sara and I moved to Chartridge in 2014. We have three children: Hanley (8), Patrick (6), and Caitlyn (3). I am a graduate of SPHS and have lived in / around the area most of my life. I work for Motorola Solutions, providing communication systems to our First Responders and Law Enforcement entities. I look forward to the opportunity to give back and support my community.

John has served on the board for the past 3 years and is currently the Board President.