



March, 2025

A Newsletter for Charles Crossing Residents living in Waldorf, Maryland

CCHOA 2025 Assessments \$1275

March 31, 2025 (FULL BALANCE DEADLINE)

*****NO ADDITIONAL PAYMENT OPTIONS*****

More than half of residents are in default of paying their 2025 assessments. The community is in risk of defaulting on vendor contacts for 2025. All CCHOA amenities will be discontinued and trash collection cancelled.

Delinquent homeowners will be submitted to the collections and legal departments, which will include the start of the lien/foreclosure process, and additional fees applied to your account on April 1, 2025.

Delinquent residents/accounts are currently being sued in Charles County District Court for failure to pay.

FY2025 Budget available on CCHOA's Website 2025 Office Closings

- January 20th– Martin Luther King
- February 17th - President's Day
- May 19th-23rd-Training
- May 26th - Memorial Day
- June 19th - Juneteenth
- July 4th– Independence Day
- September 1st - Labor Day
- October 13th - Indigenous People Day
- November 11, Veteran's Day
- November 27th-28th Thanksgiving
- December 22 - January 2nd Christmas/ New Year's Break

APPOINTMENTS REQUIRED after 4/16/25

Email staff directly for recordation purposes regarding all meeting requests and/or actions needed. Staff emails are located on the CCHOA website.

Office Hours:

Monday-Friday 9:00am - 3:00pm

Tel: 240-419-3193 or/ 240-419-3192

Email/Website:

rbrown@charlescrossoinghoa.com

adavis@charlescrossoinghoa.com

mbrown@charlescrossoinghoa.com

www.charlescrossoinghoa.com

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2025 Assessments

Contacting CCHOA Staff

Important News

Pool Registration

Collections Vendor and Law Firm

CCHOA Conference Call: 4/19/2025 @ 10am

MISSION STATEMENT: Charles Crossing Homeowner's Association is committed to protecting and serving the community by providing a well-maintained, safe environ-

Community Announcements

No Pets Allowed

Pets are not permitted on the tennis court.

Pet Waste

Charles County animal law enforcement will assessed (up to \$1000.00 fines) to homeowners not properly disposing on pet waste.

Outside vendors are not permitted on CCHOA property

Residents are not permitted to hire private vendors for services to their home (lawn service contractors and repairs to the homes are permitted.)

FY 25 CCHOA Pool Passes

Pool Schedule: Weekends and Holidays

Noon-7pm

May 26, 2025 (Memorial Day)

through

September 1, 2025 (Labor Day)

Assessments and fees not paid by April 15, 2025 will not be granted for pool passes.

NEW LEGAL TEAM

Homeowners were informed to discontinue to sending payments and/or communicate CCHOA matters with Whiteford, Taylor, and Preston on January 1, 2025

CCHOA retained legal services from **Kelly and Quinn Law Firm.**

COLLECTIONS VENDOR

AXELA, Inc (collections agency) has been contracted by CCHOA to collect unpaid debt

HOA's attorney's from the **Kelly and Quinn** legal team will litigate HOA matters and homeowners in the District Court of Maryland.

Important Information

Charles Crossing HOA

Spring Meeting

Time: April 19, 2025

10:00 AM

Eastern Time (US and Canada)

Microsoft Teams

Dial in by phone

[+1 240-273-7788](tel:+12402737788)„586503991#

Phone conference ID: 586 503 991#

Meeting ID: 278 341 268 485

Passcode: kW2Nt7bU

Let's Keep Our Community Safe and Clean!

The office are receiving a number of complaints regarding damage to HOA property and inappropriate behavior in the community playground areas and office parking lot after the office is closed. Homeowners are asked to contact Charles County police.

Cars parked in the office parking lot not conducting HOA office matters or during non pool weekend hours will be towed at the owners expense.

Evergreen Trash Disposal

Please place your trash receptacle curbside before 7 am on Monday and Thursday of the week. Failure to do so will result in your trash not being picked up until the following trash day.

Homeowners are responsible for contacting Evergreen for missed trash and the scheduling of bulk pickup.

Note: Trash will be collected on the next pick up day if the collection day is on a holiday.

(Tuesday and Friday)