



October 2023

A Newsletter for Charles Crossing Residents living in Waldorf, Maryland

CCHOA 2024 Assessments \$1250

**Three payment installments available and
must be paid by:
January 31, 2024
February 29, 2024
March 31, 2024 (FULL BALANCE DUE)**

All CCHOA amenities will be discontinued, trash collection will be cancelled, and accounts will be submitted to the legal department for commencement of liens and foreclosure against your property for accounts with an outstanding balance.

**Failure to comply to the payment schedule will impact
CCHOA services and amenities for 2024.**

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Message From The Board

Fall is quickly approaching! As you know, our first priority is the community and the safety of our residents. Contact the Charles County Sheriff's department when you encounter a matter or person (s) that negatively impacts our community.

Our third option year with CCHOA vendors for 2020 rates will end on December 31, 2023. The Board and staff received contracts from all vendors with substantial increases for services and supplies for 2024.

We negotiated as best as possible in an effort to keep our assessments as low as possible. After consulting with the CCHOA's attorney's, we were forced to increase our assessments to cover the costs of the increased vendor rates.

The 2024 budget is on the CCHOA website for your review, as always the CCHOA Board and staff will always ensure best interests of our homeowners and community.

We look forward to working with you and providing the best service to the CCHOA community!

MISSION STATEMENT: Charles Crossing Homeowner's Association is committed to protecting and serving the community by providing a well-maintained, safe environment while being responsive to its community's needs.

Community Announcements

Fall and Winter

Please pick up/bag leaves and clear sidewalks of snow/ice in front of your home. Reminder, Charles County government is responsible for snow removal of roads within the Charles Crossing community (except Townhome parking lot).

CCHOA strongly encourage single family homeowners to park their vehicles in their garage or driveway before snowfall to allow plows to properly clear our roads.

Trees

As a reminder, homeowners are prohibited from cutting and/or removing trees not on your property, specifically in the conservation areas. You will be subject to fines and/or sanctions from the county, responsible for all legal fees, and liens assessed to your home.

If a tree in the conservation/public areas have fallen near or on your property, contact the office immediately for an assessment and resolution.

Outside Contractors

Residents are not permitted to hire private contractors for services for any reason and specifically when services are disrupted due to non payment and/or balance due to CCHOA.

Homeowners and vendor will be assessed a fine and turned over for the legal department and sited for trespassing and legal action taken, (*private lawn maintenance is permitted*)

Important Information

1. Suspicious, criminal, and neighbor grievances are to be reported to Charles County's Sheriff's Department.
2. Solicitation, Loitering, and Littering in the community is prohibited.
3. Do not discard home refuse in community receptacles.
4. Vandalizing and inappropriate activity at the playground is to be reported to the Charles County Sheriff's department.
5. Parking Permits are required after 6pm nightly, at the Townhomes section of the community. Vehicles without CCHOA Permits will be towed at the owners expense.
6. Parking is not permitted at the CCHOA Office/Pool parking lot and will be towed at the owners expense.
7. All parking/towing infractions are managed and fees accessed by the towing company are not an HOA matter. The HOA can not pay and/or reimburse any fees accessed by the tow company.
8. Effective immediately, appointments are required for all visits to the HOA office. If your matter requires immediate attention, you may email or call the office directly at:
email.charlescrossoinghoa@gmail.com
240-419-3193.

Note: For all office visits, you will be required to respond to COVID related questions and a mask is required for entry.

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.

Audit Review System

In an effort to increase and maintain Charles Crossing's Property Value, the HOA conducts audits. We have implemented a new audit system named HOALife which will provide you with a picture and the covenant/by-law for the violation. The following items are reviewed during audits: Landscape, Trash cans/ Recycle bins and basketball hoop not stored properly, power washing, any and all exterior repairs.

1st Notice: A Notice of Violation will be sent to your home (for residents that have tenants the violation will be sent to the owner) that will explain the violation and how long you have to correct it.

2nd Notice: Will result in a weekly fine of \$150.

If you would like to discuss a timeline as to when you will be able to fix these violations or if you believe that the notice was sent in error, please contact our office as soon as possible.

CCHOA FALL MEETING

NOVEMBER 18, 2023 @ 10AM

Microsoft Teams meeting

Join on your computer, mobile app or room device

Meeting ID: 227 824 217 987

Passcode: bqj9Dz

[Download Teams](#) | [Join on the web](#)

Or call in (audio only)

+1 240-273-7788,,613425693# United States, Bethesda

Phone Conference ID: 613 425 693#

[Find a local number](#) | [Reset PIN](#)

2023 Office Closing (Remaining)

- October 9th – Ingenious Day
- November 10th – Veteran's Day
- November 23th – 24h - Thanksgiving
December 25th– January 1st
Christmas/New Year's Break

2024 Office Closing

- January 15th– Martin Luther King
- February 19th - President's Day
- May 27th - Memorial Day
- June 19th - Juneteenth
- July 4th– Independence Day
- September 2nd - Labor Day
- October 14th - Ingenious Day
- November 28th-29th Thanksgiving
- December 24 - January 1st Christmas/
New Year's Break

Homeowners with questions, we encourage you to contact us:

Charles Crossing Homeowner's Association

Tel: 240-419-3193 Fax: 240-419-3531

Email: email.charlescrossoinghoa@gmail.com

Website: Charlescrossoinghoa.com

Facebook: [@CharlesCrossingHomeOwnersAssociation](https://www.facebook.com/CharlesCrossingHomeOwnersAssociation)

Office Hours:

Monday—Friday 9:00 am - 3:00 pm

Appointments only effective June 5, 2023-December 22, 2023