Fall 2022



**The Annual HOA Meeting will be held on Thursday 11/3/2022, 6:30 pm via WebEx (Details to be provided later)**

Tree trimming contractor (Adirondack Tree Experts) scheduled to be here May/June 2023. If you want any tree trimmed/removed on **your** property they can accommodate **at your expense**. Rule of thumb is that if the tree is mulched by our landscape provider then it is probably an HOA tree. Trees on your property are your responsibility. There are also trees that are Columbia Association (CA) trees which are typically in the wooded areas behind homes. The HOA is ONLY responsible for trees on HOA property/common area.

**Aeration of lawns and common areas will take place over the next 4-6 weeks. If you want to opt out of this service please let me know via email.**

**HOA dues will remain at $623 per year for the upcoming 2023 year (Oct. 1st 2022– Sept. 30th 2023).**

**Complaints received in 2022 include:**

* **People parking in reserved parking spots**
* **Parking in fire lanes**
* **Trash/recycle cans being stored in front of homes (must be in rear or garage).**
* **Excessive debris in rear and sides of properties**
* **Driving to fast on residential streets**
* **Clean up behind your pets -it's the law; we've had a number of folks using common areas and they're not cleaning up**

**2022 projects/improvements completed:**

* Tree removal around the community
* Tree trimming and new tree planting
* Erosion control.
* Street lights maintained

**2023 projects for consideration:** *(Please email with additional suggestions)*

* Painting of parking spots/lines (Date TBD Summer/Fall 2023)
* Tree trimming/pruning & stump grinding (May/June 2023)
* More flowers at entrances (more variety)?
* Look at sidewalk repairs

**Resale Packets**: For those needing resale packets, a reminder to not wait. We encourage you to send an email to the association’s email address [clarysforest@gmail.com](mailto:clarysforest@gmail.com) and advise that you have mailed a check, to **Clary’s Forest Townhouse Association PO Box 221 Columbia MD 21045**, for the $35 amount. We have discontinued the hard copy version. Please identify the unit/address in question as well as address to be mailed. Upon receipt of your email, we will begin the process of mailing your flash drive within a week of receipt of the check.

If anyone would like an electronic copy of this newsletter please email request to [clarysforest@gmail.com](mailto:clarysforest@gmail.com)



# Spring/Summer Newsletter

**Townhouse Association**

**Landscape provider**

*Susquehanna Landscape*

**Geoffrey Schaefer (owner)**

*5850 Waterloo Rd #140*

*Columbia, MD 21045*

*800.714.8597*

[*susquehannalandscape@live.com*](mailto:susquehannalandscape@live.com)

**Visit our website**: <http://clarysforest.org>

**Email us** at our community e-mail: [clarysforest@gmail.com](mailto:clarysforest@gmail.com)

Complaints and questions should be sent to the community e-mail address so that they can be recorded and processed.

The board appreciates your patience regarding response time because we are volunteers.

**Paint Color Chart for**

**Clary’s Chase Townhouse Association**

**Interior and Exterior**

|  |  |
| --- | --- |
| **Siding Color** | **Duron Paint Code for Foundation** |
| Adobe | B 16 C 32 I12 Midtone Base |
| Dover Gray | BY 16 C28 F4 Midtone Base |
| White | B8 C5 White Base |
| Hickory | B2Y4 C2Y32 Midtone Base |
| Pewter | B42 C28 I12 Midtone Base |
| Sterling | B24 C8 I4 White Base |

**Foundation**: Duron Exterior Dura-Kote Latex

**Trim and Garage**: Duron Exterior Latex House and Trim Hide Hiding White or Almond

**Duron Colors for Exterior Front Doors**

|  |  |  |  |
| --- | --- | --- | --- |
| Candy Apple | 6365R | Forest Green | Standard Duron Color |
| Coffee Bean | 5775R | Iron Gate | 5915N |
| Espresso | 5765N | Juniper | 5615N |

**Sherwin Williams can match any old Duron paint color.**

## **Association Color Chart**

(For those planning home improvement projects)

Improvement projects)

## **CFTA Budget FY2023**

2022 Snow removal cost ~$4,000

2021 Snow removal cost ~$2,000

2022 Budget $8,000

2023 Budget $8,000

Community assets in bank as of 8/1 ~$200,000

|  |  |  |  |
| --- | --- | --- | --- |
| Assessment (100 homes x $623) – (5%)\*= ~$59,185 | | |  |
| \*5% due to uncollected dues Foreclosures, etc.) | | |  |
| **CFTA 2023** | **Budget** | | |
| Office Supplies/stamps | $ 250.00 | | |
| Insurance | $ 3,200.00 | | |
| Landscape Regular | $ 18,840.00 | | |
| Misc. Projects (trees etc.) | $ 12,000.00 | | |
| Electricity | $ 2,800.00 | | |
| Legal | $ 0 | | |
| Taxes | $ - | | |
| Financials (Audit 2023) | $ 2,000.00 | | |
| Snow Mitigation | $ 8,000.00 | | |
| Office Management | $ 0 | | |
| Fun (Misc.) | $ 300.00 | | |
| Annual meeting (rent etc.) | $ 0 | | |
| Reserve | $ 3,550 | | |
| **Total** | **$ 53,370.00** | | |

## **Contact us**

## **Current Board Members, Contact Info and CFTA Mailing Address**

**President**: Michael Galliher **P.O BOX 221** **Secretary**: Pat Williams

H: (443) 546-3119 **Columbia MD 21045**  (410) 200-3226

C: (443) 492-8359 [mpjwilliams@aol.com](mailto:mpjwilliams@aol.com)

[napa1@aol.com](mailto:napa1@aol.com)

**Vice President:** Vivek Mathur **Treasurer**: Rajesh Voona

(240) 314-2700 (717) 829-5811

[vmathur@meso-scale.com](mailto:vmathur@meso-scale.com) [rajeshvoona@yahoo.com](mailto:rajeshvoona@yahoo.com)