

# Habitat 1 Section B

**Condominium Association Newsletter**

**Fall 2008**

**Volume 5, Issue 4**

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## Board of Directors

**Liz Bowers**  
President

**Mary Morton**  
Secretary/Treasurer

**Maria Blair**  
Board Member

**Jason Moriera**  
Board Member

*Board meetings are held the first Thursday of each month, 7 PM at the ProCom offices. Meetings are open to all residents of the community.*

## ***Parking Reminders—again...***



The Board of Directors would like to remind residents that each unit may park a maximum of 2 vehicles on Habitat 1 Section B property. Only one vehicle may be parked in front of the garage. Piggyback or double parking is prohibited. All other vehicles must park on Holly Hill Lane or Tilghman Drive.

Vehicles parked anywhere on Habitat property—even in front of the garage—must display a hang tag from the rearview mirror or risk being towed without additional warning at the vehicle owner's expense. Please be sure the hang tag is facing out and securely hung on the rearview mirror. Also, be certain that nothing is blocking the hang tag like a sun shade or visor.

Residents often complain about the lack of parking in the community. However, Habitat meets the Anne Arundel County

*(Continued on page 3)*

## ***Computer & Electronic Recycling***

*from www.aacounty.org*



Anne Arundel County now offers permanent year-round collection of electronics at the Millersville Landfill & Recovery Center located at 389 Burns Crossing Road, Severn, MD. The service is offered at no charge to residential customers. Operating hours at the facility are Monday through Sunday, 8 AM—4 PM; closed holidays and Sundays in December, January, and February.

The facility accepts:

Computer Monitors	Keyboards	Scanners
TVs	Cell Phones	Computer Cables & Cords
VCRs	Printers	Circuit Boards
CPUs	Power Supplies	Chips & Cards
Computer Mice	Laptops	Other Computer Related Items

Prior to recycling your old computer, PDA, or cell phone, be sure to scrub the hard drives or memory. See the companion article, *Scrub Your Hard Drive*, on page 2, for a brief how-to.

For more information on the Anne Arundel County Computer & Electronic Recycling Program call (410) 222-6177 or log on to [www.aacounty.org/DPW/WasteManagement](http://www.aacounty.org/DPW/WasteManagement).

## Architectural Review

Prior to installing a new unit door, storm door, slider, windows, or light fixture, an Architectural Change Request (ACR) is required.

To minimize problems and needless expenses incurred in correcting unapproved installations, a written application and approval is required **prior** to making any changes to the exterior of your unit. It is strongly recommended that approval of the replacement fixture be obtained prior to purchase.

Architectural Change Request forms can be obtained by going to the [www.HabitatCrofton.com](http://www.HabitatCrofton.com) website and clicking on the "Habitat Info" link. You may also contact Diane Collins at 410-721-0777 x142.

Forms submitted prior to the first Thursday of the month will be reviewed and decided at the monthly board meeting. Submissions received after the first Thursday will be reviewed and decided at the next monthly meeting.



## Fences

- Must be 5-6 feet high board-on-board style
- Wood should be left natural or stained/painted dark brown to match the trim on the units
- Fence posts must be well secured or placed in concrete
- Fence gates must match fence style, height, color, and material
- Architectural Change Request (ACR) form is required **before** replacing existing fence

## Architectural Changes



fencing.

The Board of Directors would like to remind all unit owners that prior written approval must be obtained before making *any* changes to the exterior of your unit. This includes, but is not limited to doors, unit numbers, windows, light fixtures, landscaping, and

Failure to obtain necessary approval in writing from the Board of Directors is a violation of Association policies in accordance with the Master Deed and By-Laws and may require modification or removal of the improvements at the unit owner's expense and could result in fines being levied against the unit owner.

To minimize problems and needless expenses it is strongly recommended that approval of the replacement fixture be obtained prior to purchase. To avoid delays in the approval process, the application should include a detailed description of the proposed changes and any pictures or drawings available. Any unit owner contemplating changes to the exterior of their unit can obtain an *Architectural Change Request (ACR)* form by contacting Diane Collins at Procom at 410-721-0777 x142. The form can also be downloaded by going to **www.HabitatCrofton.com** and clicking on the "Habitat Info" page.

Forms submitted prior to the first Thursday of the month will be reviewed and decided at the monthly board meeting. Submissions received after the first Thursday will be reviewed and decided at the next monthly meeting.

## Scrub Your Hard Drive...



Whenever selling, donating, or discarding that old computer, be sure to scrub your hard drive before letting it go. Not scrubbing the hard drive could cost you thousands of dollars, as well as your identity!

Many personal computers contain financial records, online banking information, credit card numbers, passwords, and more. Simply deleting a file or reformatting your hard drive will not erase sensitive data.

Unidentified copies of files could exist in "unused" parts of your hard drive, or in your swap file, among other possible locations. It's a good idea to wipe these areas of your drive as well—or go the reliable route and wipe your entire hard drive. To truly erase data, you need to write over every area of the computer's hard drive with random bits of data to make data recovery physically impossible.

Fortunately, plenty of free and inexpensive wipe programs (also known as shredders) can cover the data with zeroes or random patterns, making it unreadable by data restoration software.

You may download the CHAOS free shredder program at [www.FreeDownloadsCenter.com](http://www.FreeDownloadsCenter.com).

If the computer is destined for the landfill, you can remove the hard drive and physically destroy it with a hammer.

## Walkway Access

Please keep in mind the walkways in front of units and the entranceways to the units should not be obstructed or used for any purpose other than ingress to and egress from the unit.

Bicycles, scooters, baby carriages, lawn furniture, and barbeque grills should all be stored inside the fenced area or garage. No one enjoys coming home from work after a long day only to have to climb over or move toys and other items blocking the sidewalk leading to their unit.



## Trash Pick-up

Monday & Thursday

## Recycle Pick-up

Wednesday

- Trash and recycles may be placed in front of your garage the night before pick-up.
- Remember to promptly store trash cans in your yard or garage after pick-up. **Trash containers may not be stored under decks or behind bushes in the common areas.**
- Trash cans and recycle bins left under decks or in the common areas will be considered abandoned and may be removed without warning.
- When recycling, remember to rinse cans and bottles, and to flatten boxes, plastic bottles, jugs, and beverage cans.



(Continued from page 1)

zoning requirement of two parking spaces per unit: the garage and the space directly in front of the garage. Residents that choose to use their garage for storage forfeit a parking space and will need to park elsewhere.

## Towing

Residents and their guests that do not abide by the parking policy may have their vehicle towed at the owner's risk and expense without warning.

Towing is performed by an independent contractor and adheres to the requirements of Anne Arundel County code. The Association is not responsible for damages arising from towing. No compensation is paid to or received by the Board of Directors, the Association, or the Management Company for towing services.

## Signage

As required by Anne Arundel County Code, a warning sign and towing company information sign are posted at the entrance to each court.

## Responsibility

In May 2008, the Association mailed a copy of the revised parking policy to all unit owners.

Landlords are responsible for communicating Association policies and rules to their tenants. All residents are responsible for communicating the parking policy to their guests.

Owners selling their units are responsible for conveying the parking hang tags to the buyer.

To view or print a copy of the parking policy go to [www.HabitatCrofton.com](http://www.HabitatCrofton.com) and click on the "Habitat Info" page.

## "For Sale" & "For Rent" Signs



The Board would like to remind owners that when selling or renting your unit, signs may not be posted in the common area. Unit owners and/or real estate agents will be contacted and asked to remove signs posted in the common area within 48 hours. Signs continuing to be in violation will be removed without additional notification.

## Placement & Size Specifications

One "For Sale" or "For Rent" sign may be posted in the window of a unit. The size of the sign may not exceed 48 square inches. Posted signs can be 20" x 28" or 24" x 24". All signs must be professional in appearance. *Hand written signs are not permitted.*

## Neighborhood Activity

Please be reminded that if you see *any* suspicious activity in the neighborhood to please call the Anne Arundel County Police at (410) 222-8050 or 9-1-1 in emergency situations. Everyone should be dedicated to making our community a safe and drug free place to live.

## Colors of Habitat

*Unit front doors can be painted white, almond, or brown.*

*Approved storm door colors remain white, almond or brown.*

*Fences and decks may be left natural wood or painted or stained dark brown.*

*For more information on approved component styles and colors for Habitat 1 Section B Condominium log on to [www.HabitatCrofton.com](http://www.HabitatCrofton.com) and click on the "Habitat Info" link.*

**Prior to conducting any work to the exterior of your unit or garage, an Architectural Change Request (ACR) form must be submitted to the Board and approved.**

## 3-Step Pet Pick-up

- 1. Wash a plastic grocery bag and attach it with a rubber band to your pet's leash. That way you're ready when Spot's ready.*
- 2. When your pet leaves a load, pick it up using the bag as a glove.*
- 3. Invert the bag and tie a knot at the top. Drop the bag in one of the pet waste cans located in the community or take it home and drop it in the trash.*

**Note:** *If your children walk your pet remind them to remove and dispose of dog waste properly.*

## Animal Control

411 Maxwell Frye Road  
Millersville, MD 21109

Phone:  
(410) 222-8900

Fax:  
(410) 222-8915

Email:  
[animalcontrol@aacounty.org](mailto:animalcontrol@aacounty.org)

## MD Court of Appeals Ruling



The Maryland Court of Appeals recently decided a case, Anderson v. Gables on Tuckerman Condominium, which may have a significant effect on your responsibility to pay out of pocket for the repair of damages to your unit which fall below the master insurance policy deductible. The Board of Directors strongly recommends that you consult with your insurance agent to determine what (if any) changes you may need to your unit owner's policy to ensure that you are properly insured. This insurance should provide for coverage up to the amount of the master policy deductible which is currently \$2,500.00.

If you currently do not have any insurance on your unit, you risk being required to pay up to the entire deductible amount if you experience a claim in your unit. The Board of Directors strongly recommends that you purchase that coverage for your own protection.

The Association will communicate further in the near future regarding this important ruling.

To view the full text of this case log on to:

<http://www.schildlaw.com/anderson.v.gables.pdf>

## Is Your Furnace Winter Ready?

Don't wait for that first cold day to hit to make sure your furnace is ready for winter. Regular maintenance and periodic checkups by a licensed heating professional are essential for continued safe and efficient operation all winter long.

### General Maintenance

Clean or replace the filter. A clogged filter restricts the flow of heated air from your furnace, causing it to work harder and deliver less heat. Over time this could cause your blower motor to stop functioning.

Be sure to check the blower motor and apply two or three drops of oil to keep it running smoothly.

### Heat Pumps

If you have a heat pump, be sure the outside condenser is level, the lines fully insulated, and vegetation is cut away at least 18 inches around all sides of the unit. Make it a habit to look at the outdoor heat pump during winter months for signs of excessive ice or snow build-up on or around the unit. If the unit is covered in ice or snow it should be removed immediately for it to work properly. Turn the thermostat to Emergency heat or off and remove the ice and snow. Once the unit is clear of snow and ice turn the thermostat back to normal setting.

Do not let the outdoor unit sit underneath a leaking gutter. In the winter months, water will drip on the top of the unit and freeze solid. This will restrict the air flow and cause the whole unit to freeze up.

Lastly, if you're not comfortable performing maintenance yourself, call a licensed heating professional.

### Maryland Sexual Offender

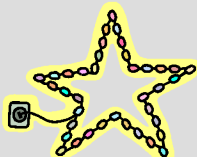
**Registry**—Stay vigilant regarding the safety and well being of your children, as well as yourself. Convicted sexual offenders are required to register in the State of Maryland. Visit this site to know where convicted sexual offenders are in our area.

[www.dpscs.state.md.us/sor/](http://www.dpscs.state.md.us/sor/)

### Holiday Decorations

Setting up holiday decorations is exciting and fun. To keep the holidays merry and bright for everyone in our community, we offer the following reminders and tips.

- Decorations may be displayed from your unit door or within or on your fence or deck.
- Decorations may not be displayed or extension cords run on general common areas, buildings, or roofs.
- Always use “UL approved” and outdoor rated lights and extension cords with no exposed wiring.
- Be sure lights don’t shine into your neighbor’s window—particularly bedroom windows.
- Turn off all outdoor lights before you head to bed or whenever you leave the house. Leaving lights burning for extended periods of time can cause lights and cords to become warm and can melt or catch fire.
- All holiday decorations must be removed and stored no later than January 31.



## Towing Company Contracted



At the September meeting the Board of Directors voted to contract with North Arundel Towing for parking enforcement in our community. The impound lot is located at 1600 Marlborough Road, Edgewater, MD. Lot hours are 8 AM—6 PM Monday through Friday and 8 AM until Noon on Saturday. North Arundel Towing can be reached at (410) 760-3332.

As a reminder, North Arundel Towing is an independent contractor and no compensation is paid to or received by the Board of Directors, the Association, or the Management Company for towing services.

## Reminder: Beware of Mortgage Rescue Frauds

*from FDC Consumer News*



Thieves posing as lenders or housing counselors continue to offer to “help” people at risk of losing their homes to foreclosure. Beware of anyone who charges a large upfront fee and “guarantees” (falsely) to save your home from foreclosure. Instead seek help from a reputable housing counselor certified by the U.S. Department of Housing and Urban Development (HUD). Find one by contacting the nonprofit Homeowner’s HOPE Hotline at 1-888-995-4673 or online at [www.995hope.org](http://www.995hope.org). You can also get a referral directly from HUD at 1-800-569-4287 or [www.hud.gov/offices/hsg/sfh/hcc/hcs.cfm](http://www.hud.gov/offices/hsg/sfh/hcc/hcs.cfm).

## Daylight Savings Time Ends on November 2



On the first Sunday in November, clocks are set back one hour at 2:00 AM local daylight time, which becomes 1:00 AM local standard time. These dates were established by the Energy Policy Act of 2005, Pub. L. no. 109-58, 119 Stat 594 (2005).

Not all places in the U.S. observe daylight time. In particular, Hawaii and most of Arizona do not use it. Indiana adopted its use beginning in 2006.

## Hazardous Household Waste Drop-off Day

There is a hazardous household waste drop-off day scheduled on October 18 at the Millersville Landfill located at 389 Burns Crossing Road in Severn. Drop off hours are 8 AM until 2 PM.

This is a great opportunity for County residence to safely dispose of products containing harmful chemicals. Unless used and disposed of properly, household chemicals pose a threat to the environment. Special handling is required to dispose of them properly. Materials collected are recycled or disposed in hazardous waste landfills or incinerators.