

# HABITAT I, SECTION B

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## CONDOMINIUM ASSOCIATION

Crofton, Maryland

March 16, 2007

Re: Spring Inspection and General Business

Dear Homeowners and Residents/Guests:

### **SPRING INSPECTION**

The Board has scheduled the spring inspection for your community the week of April 16-20, 2007. Once again we will be looking at the condition of fences, decks, balconies, and general maintenance. Many of the units are simply in need of a coat of paint for the front door or repairs to the fences. Please be advised that your fence should either be painted all brown or be all natural pressure treated wood. Repairs should be made so that the fence is rebuilt and designed exactly as originally constructed. Changes to fence design are not permitted without the prior written approval of the Board of Directors.

### **BBQ GRILLS & VINYL SIDING**

It has come to the attention of the Board of Directors that several residents have melted the vinyl siding on the exterior of the unit as the result of using a grill too close to the building. Maryland State Fire Prevention Code, as well as Anne Arundel County Fire Prevention Code prohibits the use of a charcoal or gas grill on a balcony, deck or any area within 15 feet of a condominium building that has 3 or more living units. You can use an electric grill or similar appliance provided no open flame is produced. Be aware that unit owners will be responsible to reimburse the Association for the repair of damaged siding caused by BBQ grills.

### **COMMUNITY YARD SALE**

The Crofton Meadows Home Owner Association (CMHOA) has scheduled the annual community yard sale for Saturday, May 19 (rain date May 20). This is a great opportunity for residents to clear out unused items and make a few dollars.

### **VANDALISM**

There have been several incidents of vandalism throughout the Crofton Meadows subdivision and the Habitat 1 Section B Condominium. On or about December 17, 2006, several lights and poles in the Habitats were violently knocked down, globes destroyed, and wiring damaged. Lights were also damaged on Crofton Meadows property. In addition, vehicles in the community have had tires slashed, paint keyed, and tags stolen. Anyone with information is urged to contact the Anne Arundel County Police, Western District at (410) 222-6155. Emergency situations should be reported to 911 and have a uniformed officer respond immediately. Non-emergency situations such as abandoned vehicles, loitering, and similar issues can be reported to (410) 222-6155. Please send a follow-up email to [policebeat@croftonmeadows.com](mailto:policebeat@croftonmeadows.com) so that the Board of CMHOA is aware of these kinds of activities in the community.

## ***PROCOM***

Professional Community Management, Inc.

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## **PETS**

It has come to the attention of the Board of Directors that several cats and dogs have been allowed to roam freely throughout the community leaving their waste in neighbor's yards. The county law and the rules and regulations of the condominium require pet owners to keep their animals on a leash at all times. Their waste is to be picked up and removed by the pet owner and not left in the common areas or others' yards.

## **COMMUNITY CLEAN-UP**

This year's community clean-up is scheduled the weekend of April 14-15. At that time, a dumpster will be parked on Holly Hill Lane between Tilghman Lane and Reed Drive.

## **PARKING/GARAGES**

Since Habitat is a multi-family community, it is important that parking rules and regulations be followed. Each homeowner or resident is allowed to have one vehicle in their garage and one vehicle parked outside their garage. Piggyback parking is not permitted. Other vehicles are to be kept on the county roads such as Holly Hill Lane or Tilghman Drive. Any vehicle parked on Habitat property, including in front of the garage, must display a parking permit.

Additionally, vehicles that are untagged or inoperable may be removed by the Association. Please see that vehicles of this sort are not kept on condominium property. The condominium rules do not permit commercial vehicles to be kept on the condominium property at any time. Commercial vehicles may be kept on Holly Hill Lane or Tilghman Drive.

Vehicles will be towed without notice for the following violations: no parking permit, illegal parking in a fire lane, double/piggyback parking, impeding traffic, and inoperable or commercial vehicles parked in the community. Cars towed out of the community will be at the vehicle owner's expense. If you have any questions feel free to call ProCom at (410) 721-0777.

## **TRASH/RECYCLE PICK-UP**

**Monday and Thursday trash pick up, Wednesday recycle pick up. Only place trash or recycles out for pick up the evening prior to pick up.** To keep the community looking neat and orderly, you are to make sure all trash containers are stored inside your fenced area or inside the garage by evening on the day trash is picked up. Trash containers may not be left in front of the garage area.