

Habitat 1 Section B Condominium

WINTER Newsletter

January 2010

The Habitat 1 Section B Condominium community is managed by:

ProCom

1111 Benfield Blvd.
Suite 110
Millersville, MD 21108

Phone:
(410) 721-0777

Fax:
(410) 721-4854

Community Manager:
Diane Collins

Email:
dcollins@procomgt.com

Web:
www.procomgt.com

www.HabitatCrofton.com

www.CroftonMeadows.com

Board of Directors

Elizabeth Bowers
President

Lesley Linneman
Board Member

Jason Moreira
Board Member

Mary Morton
Secretary/Treasurer

Board meetings are held the first Thursday of each month at 7 PM. Log onto www.HabitatCrofton.com for meeting location.

President's Message

Let me begin by wishing each of you a Happy New Year!

As we start this new year, I would like to extend my thanks to last year's fellow Board members for their support and dedication to our community, Lesley Bolton, Jason Moreira, and Mary Morton. These individuals and others in our community worked hard to keep our community running smoothly.

This year we have 4 former members continuing on the Board to assume responsibility for the Habitat 1 Section B Condominium Association. Please thank them for volunteering and acknowledge their contribution to the

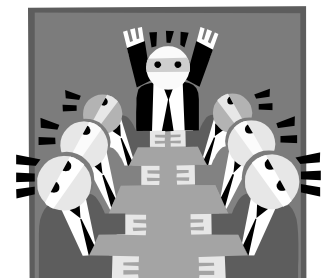
community.

Every well-run organization depends upon interested and involved members for its success. Each new volunteer brings fresh ideas and differing perspective for the association.

There are currently several open board positions. If you're interested in serving on the board or a committee, please contact Procom. The qualifications to serve are:

- You must be a member in good standing
- You should be willing to spare 3-5 hours of your time each month to conduct Association business.

If you decide to serve, you will be rewarded with the personal satisfaction of helping your community. Interested individuals should contact Diane Collins at Procom at 410-721-0777 x142 or by email at dcollins@procomgt.com.



Crofton Meadows Annual Assessment

As a reminder, the Crofton Meadows Homeowner's Association (CMHOA) annual assessment is due January 1, 2010.

Questions regarding your Crofton Meadows account can be directed to Hayley Hancock at (410) 721-

0777 x104 or at hhancock@procomgt.com.

The Habitat community is governed by two boards: the umbrella or master association, Crofton Meadows, and the Habitat 1 Section B Condominium Association.

The easiest analogy to explain the difference between the two is that a master association is like state government and the sub association is like city government.

For more information on Crofton Meadows log onto www.CroftonMeadows.com

Prevent Carbon Monoxide Threat

Winter is upon us and we would like to take the opportunity to remind residents to avoid idling your car's engine inside the garage—even if the door is open. Fumes can build up very quickly in the garage and living area of your home. If you must warm your car up, immediately back it out of the garage to prevent carbon monoxide (CO) build-up.

You can't see or smell carbon monoxide, but at high levels it can kill a person in minutes. Carbon monoxide is an odorless, colorless gas that can cause sudden illness or death. CO is found in combustible fumes, such as those



Avoid idling your car's engine inside the garage—even if the door is open.

produced by cars and trucks. CO can build up in enclosed or semi-enclosed spaces, like garages. If carbon monoxide is allowed to build up, people and animals in these spaces can be poisoned by breathing it.

The most common symptoms of CO poisoning are headache, dizziness, weakness, nausea, vomiting, chest pain, and confusion. High levels of CO inhalation can cause loss of consciousness and death. Unless suspected, CO poisoning can be difficult to diagnose because the symptoms mimic other illnesses. People who are sleeping or intoxicated

can die from CO poisoning before ever experiencing symptoms.

Residents whose unit adjoins the garages should consider installing a carbon monoxide alarm as a preventative measure. Non-governmental organizations such as Consumer's Union (publisher of *Consumer Reports*) and Underwriters Laboratories (UL) can help you make an informed decision when it comes to selecting a carbon monoxide alarm.

For more information on CO you can visit the Center for Disease Control & Prevention (CDC) website at www.CDC.gov or the Environmental Protection Agency (EPA) website at www.epa.gov.

Snow Removal

Habitat 1 Section B has again contracted with CS Lawns Inc. for snow removal in our community. The principal goal after any snow storm is to clear enough snow so that people who need to leave can get out of the parking areas and return again when they need to do so.

Automatic disbursement of truck plows occurs at three (3) inches of registered snow fall.

Snow will be plowed within twenty four (24) hours after precipitation has stopped.

How You Can Help

To reduce the risk of damage to vehicles, CS Lawns will not clear snow from areas blocked by vehicles. With this in mind, we ask that residents park their vehicles inside their garage.

We also ask that residents avoid

blocking the corners of the parking lots to enable the snow removal crew to deposit snow removed from the parking areas onto the general common areas.



Crofton News-Crier Newspaper

The Crofton News-Crier is a free weekly community newspaper delivered to Habitat each Friday. Many residents are interested in reading the school and local news offered in this publication, others are not. Unfortunately, the Crofton News-Crier is an "all or nothing" proposition—in other words it will either be delivered to all of



Help maintain the curb appeal of our community—pick up your paper!

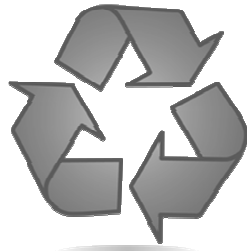
the community or no one in the community. If you're not interested in reading this publication, we ask that you toss it straight into your recycle bin rather than leave it in the parking lot. Our trash collection company will not pick up newspapers laying in front of the garage.

To those that read the Crofton News-Crier—if you see your neighbor's paper laying in the parking lot for more than a day or two and they haven't bothered to pick it up, perhaps you can just pick the paper up and toss it out for them.

AA County Recycles. More. Often. 50/50 Challenge

Anne Arundel County is at the forefront of recycling programs in ease of use, and acceptable items. Are you recycling everything you can in your home? How about the shampoo containers in your bathroom? Or all the junk mail, newspapers, inserts, magazines, and catalogs? Did you know the County accepts all types and sizes of cardboard boxes?

In an effort to help residents recycle more, Anne Arundel County has made a number of enhancements to their recycle program. They now accept rigid plastic items such as flower pots, plastic lawn furniture, food trays, shelving, toys, buckets, crates, and other items. In



addition, they accept plastic bags and shrink wrap. Be sure to place your plastic bags and shrink wrap in a single plastic bag for ease of collection.

You can also recycle aluminum foil and pans, empty aerosol cans, wide-mouth plastic containers and cups, and wax-paper milk and juice cartons.

Anne Arundel County will supply the yellow recycle bins free of charge. You can get yours at the Millersville, Glen Burnie, Sudley, or Annapolis locations.

Ease of use is the key to this program's success. Residents have much more

opportunity to put an expanded list of acceptable items into their recycle bins. You can put all your recyclable materials in the same container and there is no limit to the amount of recycling you can put out every week.

Recycling – take advantage of the County's program. For more information, log onto the 50/50 challenge at: www.RecycleMoreOften.com.

For general recycling and trash info: www.aacounty.org/DPW/WasteManagement/curbside.cfm.

Trash & Recycle Container Storage Reminders

There has been an increase in the number of residence storing trash containers and recycle bins in the common area under decks, as well as behind bushes, shrubs, and trees in the common area.

The Board of Directors would like to remind all residents that trash and recycle containers are to be stored either in your garage, inside your fenced area, or on your deck. They may not be stored in common areas

such as under decks, behind bushes or in front of units that open to common areas. Containers left in these areas are considered abandoned and may be removed without additional warning.

Trash and garbage should be placed only in covered trash containers or bagged and tied and placed in front of the garage *only after 6 PM the*

evening prior to collection.

Trash is picked up on Mondays and Thursdays. Recycles are picked up on Wednesdays. Please refrain from leaving trash and other items in front of the garage on non-collection days.



After pick-up, we ask that you promptly return trash or recycle containers to your fenced yard, deck or garage by the end of collection day.

1st Quarter 2010 Board Meetings

Habitat 1 Section B Condominium Association Board Meetings are held the 1st Thursday of each month. Following is the schedule for 1st quarter 2010 meetings:

- January 7—7 PM—Crofton Library
- February 4—5:30 PM—Crofton Library (annual meeting)

- March 4—7 PM—Crofton Library (rescheduled annual meeting)

Meetings are open to all residents of the community. Time is given at the beginning of the meeting for residents to speak. If you have a topic or area of concern you'd like to discuss with the Board, please contact community manager, Diane

Collins prior to the meeting so that it can be added to the meeting agenda. We ask that when attending meetings you keep in mind that Board members are residents of the community just like you. They are not paid—they volunteer their time to the community. Lastly, we ask that when speaking you remain respectful.

HABITAT I SECTION B CONDOMINIUM

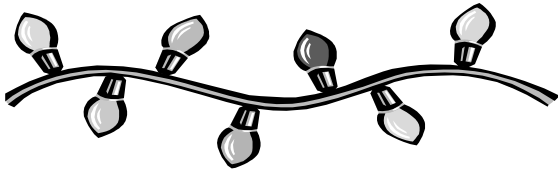
c/o Procom
1111 Benfield Blvd., Suite 110
Millersville, MD 21108

We're on the Web!

www.HabitatCrofton.com

Christmas Decorations

This is a reminder to all residents that any exterior Christmas decorations must be removed and stored away no later than January 31, 2010.



Winterizing Vacant Units

If you are aware of a vacant unit in your quad or on your court, kindly relay the information to our community manager, Diane Collins so she can contact the owner to ensure the unit is properly winterized.

Each condominium unit owner (or bank in some cases) is responsible for the temperature conditions within the unit and water damage repairs occurring to that unit or an adjoining unit.

Following is a brief description of the precautions to be taken to prevent freeze-ups and costly repairs if your unit will be vacant for an extended period of time during cold winter months.

- The condominium unit inside temperature should be maintained at a minimum of 55 degrees Fahrenheit or warmer.
- Shut off the main water supply within your unit and open sink and shower faucets to drain water from the piping system.
- Flush the toilet to drain the tank.
- Be sure to turn off the water heater at the electrical panel.

Prior to an emergency situation, locate the emergency water shut-off for your unit and ensure that other household members know the location as well. *Procom does not have this information.* It is each unit owner's responsibility to know where the shut-off is.

Approval Required for All Exterior Modifications

In order to maintain the architectural character and integrity of the condominium, as well as preserve the value of homes, all exterior modifications must have prior written approval by the Board of Directors as outlined in Article IV of the Habitat 1 Section B Condominium Association Master Deed and Bylaws.

Prior to the commencement of work, approval for all exterior and some interior improvements must be obtained from the Board of Directors. To initiate this process, the unit owner, not the tenant, shall obtain an ACR application. The completed ACR and any plans, sales brochures or other descriptive literature showing the type of installation/construction must be submitted to the Property manager. The Board of Directors will review the application at the next monthly

meeting following submission of the application and respond in a timely manner. Unit owners are welcome to attend to further explain their improvements. The Board of Directors may need to do an on-site inspection before rendering a decision.

Please note: While every attempt is made to review and approve ACR forms in a timely manner, applications should be submitted well in advance of the proposed architectural change(s) and allow sixty (60) days for a response (Article VII, Section 4).

Failure to obtain prior written approval 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 approval of the improvements at the unit owner's expense and, as a remedy of last resort, could result in fines.

You can obtain a blank Architectural Change Request (ACR) application by logging on to: www.HabitatCrofton.com and click on the Habitat Info link. For residents without computer access, please contact Diane Collins at Procom at 410-721-0777 x 142 and request a blank Architectural Change Request application.

