**** **Newsletter and Important Information**

**Annual Meeting Summary**

The Annual Meeting of Homeowners on September 20, 2021, and some of the issues discussed were:

**Community Concerns:**

* In response to some feedback about current officers and board members, the board explored an alternative to hiring a management firm to replace the President, Vice President, Secretary, and Treasurer.   The cost estimate was $2,400.00 per month or $28,800.00 per year.  The only way to offset that cost would be to eliminate trash pickup since it is not an HOA requirement.  The consensus was that ***maintaining trash pickup helps keep our neighborhood in better condition, so keeping the current management structure was recommended.***
* There had been several complaints about noise and inappropriate verbal interactions involving youngsters in our neighborhood.  It is indeed commendable for youth to seek gainful employment, take the initiative to make money, and help the older or less capable individuals in our neighborhood.  However, interspersed with those endeavors was some negativity that needed addressing.  In hindsight, these situations could have been handled differently; therefore, future concerns from Owners or Tenants which do not involve Common Areas of Highland Manor should be directed to the parents or law enforcement as the situation dictates.
* The HOA has implemented a process of inspecting the outside of each property based on HOA Rules and Regulations, which then generates a mailed report outlining the findings.  **UPDATE:** *The properties inspected thus far have been favorable and most issues outlined were remedied promptly; therefore, few violations have been necessary.  Thanks to all who have complied for the betterment of our neighborhood.  Inspections will resume in late Winter/early Spring.*

**Financial Concerns**

1. The Shed/Office building, Software, Phone, and Internet are necessary to facilitate the day-to-day operation of HOA, store files, equipment, and allow for HOA meetings.
2. Discussed and passed the Proposed Budget and dues increase from $350.00 a year to $375.00. For perspective, trash pickup per individual home would cost $29.33 per month or $351.96 per year, plus a delivery fee per cart of $47.00. Your dues also include upkeep of common areas, management, activities, and more.
3. HOA Lawncare provider sought to increase mowing to every ten days rather than 14 days, which would increase next year's budget by $3,450.00. The contracted price was negotiated to down two additional mowing's, thus saving $2,300.00 per year.
4. Additional weed/brush control needed due to potential fence damage of some homeowners. $3,000.00 budgeted for that expense.
5. Tree trimming needed on common grounds and budgeted $500.00. It could be offset if funds remain from item 4.
6. Other expenses include Mulching, Postage, Port-a-John cleaning, insurance, and more.
7. HOA continues to fund Capital and Reserve Funds as required by the State of Maryland.

**Playground Replacement**

The HOA took the opportunity to obtain yearly inspected Commercial playground equipment from a development that is being re-developed for **only** the cost of tear down, storage, and re-installation.  Visit website [www.highlandmanor.org](http://www.highlandmanor.org) then **Playgrounds Project** to see pictures. Our current landscape contractor quoted a price of $11,000.00, which is far below the going rate for new equipment.  To offset some of the project cost, past-due collections funds, along with the savings from postponing this year's mulching project.

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**Recent Voting Results from Homeowners present and proxy ballots:**

2021-2022 Board of Directors are Gary Hawbaker, John Lynch, and Allen Shay.

These Board Members then selected the following officers:

Leroy Neville, Jr., President; Linda Norris, Vice-President; Mitcha Shay, Treasurer; and Teresa Hawbaker, Secretary.

Joe Harrell will continue to serve as Maintenance Officer.

**Possible upcoming requirements:**

* Future Maryland Legislature may require HOA's to have a Reserve Study performed to show precisely how much and how quickly the needed Capital Improvement and Reserve Funds must be at their maximum.
* Another bill proposed may require all HOA Officers to have training when a management company is not handling the HOA.
* Costs for the two possible requirements mentioned above are currently unknown.



**The Streets in the Neighborhood**

The HOA has **NO** responsibility for the streets in our neighborhood beyond snow removal at mailboxes, bus stops, and common areas.  The HOA has no authority to control **any** vehicles or the behavior of its operators.  Contact the State Police, Sherriff, or the Citizen Complaint section at Washington County Sheriff's office at 240-313-2165.  It is hoped that more calls may lead to more patrols.

***It is getting dark out now; please drive at posted speed limits and watch out for people.***

**Community Activities**

Monthly Movie nights will resume next year along with other activities.  Special thanks to several Homeowners who have sponsored these events.  Please send additional event ideas via 301-800-3096, or highlandmanorhoa@outlook.com, or a note into the Office drop box to the right of the front door.



If you would like to view or pay your HOA dues, please download the Resident Center App from your favorite app store – it looks like the picture on the right. You will need a valid email address. You can also signup for text messages, announcements, turn on e-communications, and much, much more. There will be information on the back of your current statement as well.

***From HOA President:  I want to thank my staff for their hard work and dedication this year and look forward to the new year as we strive to do the right thing for everyone to make Highland Manor a better community.  Thanks to the Homeowners for their support, feedback, and compliments.  As non-professional fellow-homeowners, we appreciate feedback on what/how we can do better.  Reach us by phone, letters, or even better by meeting attendance.  See meeting schedule at*** [***www.highlandmanor.org***](https://na01.safelinks.protection.outlook.com/?url=http%3A%2F%2Fwww.highlandmanor.org%2F&data=04%7C01%7C%7C24015b4c256d4a6731f508d9a7d89faf%7C84df9e7fe9f640afb435aaaaaaaaaaaa%7C1%7C0%7C637725371096738832%7CUnknown%7CTWFpbGZsb3d8eyJWIjoiMC4wLjAwMDAiLCJQIjoiV2luMzIiLCJBTiI6Ik1haWwiLCJXVCI6Mn0%3D%7C3000&sdata=8Oaq%2B4QGh1rh048T36iTTjrspVH0z7hKz%2BhSRjeWvAc%3D&reserved=0)

***Our staff would like to Wish You and your Families a Safe and Healthy Holiday Season.***