



The Docket

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Annual Home Owners Meeting Announcement

When: December 5th - (For all Homeowners)
Where: Stained Glass Pub 6751 Dorsey Rd
Elkridge, MD 21075
Time: 7:00pm- 9:15pm
Light appetizers will be served along with refreshments from 7:00 pm to 7:45. 7:45 to 9:15 Members Annual Meeting will be held
Please plan to attend to socialize with your neighbors and hear what's going on in our community.



Our
Board of Directors

Board Members:

- President- Brenda Schweiger
- Vice President- Hans Phillips
- Treasurer- Bev Serrano
- Secretary- Angela Shiplet
- Member at Large (1) Kelsey Gregg
- Member at Large (2) Zach Zentz

Annual Halloween Table

Many thanks to all who came out for our annual Halloween table, We had a lot of great costumes this year.



Important Emails

Webmaster- webmasters@thegablesinfo.com
HOA Board- gablesboard@thegablesinfo.com
ArchComm- archcomm@thegablesinfo.com

Private Community Facebook page: Search for "Gables at Lawyers Hill"



The Board is in search of volunteers for the Board and our Architectural Committee. If anyone is interested, please contact the Board at gablesboard@thegablesinfo.com

Architectural Updates

No Soliciting Sign



The ArchComm submitted to the Board a quote to install a “No Soliciting” sign at the entrance of Bonnie view. The request was accepted and the sign has been posted..

Common Area Fence Repair

Before



During the ArchComm annual property inspections, the ArchComm hired a contractor to give a quote for repairing needed bad areas of our community fences. The contractor removed trees, branches and ivy from the fences. Nail pops and loose boards were also address. This project was approved by the Board.

After



Snow Removal:

Please be considerate of your neighbors during all snow events. Park all vehicles in your driveway's for easy snow removal by snow plows and shoveling.

As everyone is aware snow will be removed from the common areas and paid for by the HOA. But homeowners are responsible for clearing their own property sidewalks. For neighbor safety, we ask that you clean your sidewalks within 24 hrs.

The Arch Committee Projects for next year

Please send an email to the arch committee if you have any ideas for community projects you would like to see next year.

Archcomm@thegablesinfo.com





**Calendar Year 2017
Projected
Treasurer Summary**

Annual Dues:

\$365 paid by Feb 28 (or \$340 paid by Jan 31).

| | 2017 Budget | 2017 Projected |
|--|---------------------|--------------------------|
| Income | | |
| Annual Assessments (57 x \$340 early discount) | \$ 19,380.00 | \$ 20,060.00 |
| Interest | \$ 125.00 | \$ 139.34 |
| Total Income | \$ 19,505.00 | \$ 20,399.34 (1) |
| Expenses | | |
| Activities - Social & Meetings | \$ 1,200.00 | \$ 1,293.14 (2) |
| Administration - Insurance | \$ 804.00 | \$ 804.00 |
| Administration - management | \$ 450.00 | \$ 630.43 |
| Administration - PO Box | \$ 92.00 | \$ 90.00 |
| Administration - Postage | \$ 80.00 | \$ 96.00 |
| Grounds Maintenance - mowing | \$ 11,000.00 | \$ 11,702.16 (3) |
| Grounds Maintenance - snow removal | \$ 1,800.00 | \$ 350.00 |
| Grounds Maintenance - Repairs and Maintenance | \$ 1,600.00 | \$ 849.71 |
| Taxes - Federal | \$ 400.00 | \$ 280.00 |
| Taxes - Property | \$ - | \$ - |
| Total Expenses | \$ 17,426.00 | \$ 16,095.44 |
| Total Income | \$ 19,505.00 | \$ 20,399.34 |
| Total Expenses | \$ 17,426.00 | \$ 16,095.44 |
| Difference | \$ 2,079.00 | \$ 4,303.90 |

Projection Notes:

- (1) Increase due to overpayments; then reimbursed from management expense
- (2) Annual meeting balance pending
- (3) Nov, Dec payments pending
- (4) TRowePrice not projected.



**The Gables at Lawyers Hill HOA
Calendar Year 2018**

Preliminary Budget

Annual Dues

\$365.00 due by Feb 28 (no change from 2017)
-or-
\$340.00 due by Jan 31 (\$25 early payment discount)

Income

| | |
|---------------------------------|---------------------|
| Annual Assessments (57 x \$340) | \$ 19,380.00 |
| Interest (est.) | \$ 130.00 |
| Total Income | \$ 19,510.00 |

Expenses

| | |
|---|---------------------|
| Activities - Social & Meetings | \$ 1,450.00 |
| Cul-de-Sac Social | \$250 |
| Halloween table | \$150 |
| Last Board Meeting | \$150 |
| Annual Meeting | \$800 |
| Other | \$100 |
| Administration - Insurance | \$ 950.00 |
| Administration - Management | \$ 425.00 |
| Web Site Fee | \$125 |
| Financial Audit | \$300 |
| Administration – Supplies | \$ 120.00 |
| Administration - PO Box | \$ 92.00 |
| Administration – Postage | \$ 50.00 |
| Grounds Maintenance – lawn & landscape | \$ 11,800.00 |
| Grounds Maintenance - snow removal | \$ 1,500.00 |
| Grounds Maintenance - Repairs and Maintenance | \$ 1,800.00 |
| Taxes - Federal | \$ 350.00 |
| Taxes - Property | \$ - |
| Total Expenses | \$ 18,537.00 |

| | |
|----------------|------------------|
| Total Income | \$ 19,510.00 |
| Total Expenses | \$ 18,537.00 |
| Difference | \$ 973.00 |



The Gables at Lawyers Hill Homeowner's Association
Annual Meeting Agenda
Tuesday, December 5, 2017

Location: Stained Glass Pub (basement meeting room) 7:00 pm to 9:15pm Member's Social and sign in. 7:00 to 7:45pm Annual Meeting 7:45- 9:15pm

1. **Sign in confirmation-** Angela Shiplet- 7:40- 7:55
2. **Welcome New Neighbors-** 7:55- 8:00
Graftons View – Brandon & Misty Wyatt and children
Latchlift Ct.- Benjamin & Elizabeth Hung and children
3. **Opening Comments-** Brenda Schweiger- 8:00- 8:05
 - a. Please reserve comments to the end of speaker's presentation. Raise hands and the speaker will acknowledge you.
 - b. Introduction to current board members
4. **Website and Facebook Report -** Brenda Schweiger 8:05- 8:10
5. **Architectural Committee Report –** Barb Otten- Mark Shiplet- 8:10- 8:20
 - a. 2017 accomplishments
 - b. 2017 projects
6. **Treasurer's Report –** Brenda Schweiger (filling in for Bev Serrano)- 8:20- 8:30
 - a. **2017 Summary**
 - b. **2018 Proposed Budget**
7. **GECA Update-** Kristy Mumma- 8:30- 8:40



Annual Meeting Agenda Continued

8. Nominations / Elections: Brenda Schweiger- 8:40- 8:45

a. Current Board:

- i. President – Brenda Schweiger- 2 yrs. Remaining
- ii. Vice President - Hans Phillips 1 yr. remaining
Treasurer - Bev Serrano- Term expires, the Board will ask volunteers to take on this position. Bev has volunteered to teach someone to take over the Treasurer position
- iii. Secretary - - Angela Shiplet- Term expires in one year
- iv. Members at Large:

Kelsey Gregg- 1 yr. remaining
Zach Zentz- 2 yrs. remaining

- i. The board currently has 1 position open for a seat in 2018, if anyone would like to sign-on as a member at large or another position, you may volunteer at our annual meeting on December 5, 2018 or send an email to the board at gablesboard@thegablesinfo.com
Taking a position as Member at Large could give you an insight to how the Board runs.

The Arch committee also needs new members (Is anyone interested)?

9. Items up for a vote this year- Brenda Schweiger- 8:45- 8:50

- a. We do not have any items up for vote this year.

10. Closing comments and new business for next year- Brenda Schweiger 8:55- 9:15



Respectfully,

GALH Board