



•The Homeowners' Association newsletter for
THE GABLES AT LAWYERS' HILL
•ELKRIDGE, MARYLAND



• The Docket

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ATTENTION HOMEOWNERS

Members Annual Meeting Announcement

When- Tuesday December 4, 2018
 Where- Stained Glass Pub: 6751 Dorsey Rd.
 Time- Member Social- 7:00 – 7:45
 Members Meeting- 7:45– 9:15

Appetizers and beverages will be served.

Please plan on attending our annual meeting to meet with your neighbors and catch-up on the latest Gables community information.

Our Board of Directors



President- Brenda Schweiger
 Vice President- Vacant
 Treasurer- Bev Serrano/ Kelsey Gregg
 Secretary- Angela Shplet
 Member at Large (1) Zach Zentz

Architectural Review Committee

Mark Shplet- Chair
 Erik Gregg
 Kathy McCrory
 Kristy Mumma
 Brenda Schweiger



The Board and the Architectural committee need volunteers for our committees. Keep in mind that our annual dues stay low as compared to other communities due to the help of our community volunteer Board and committee members. It only takes a few hours a year to serve your community. If interested, please send an email to the Board at gablesboard@thegablesinfo.com



Annual GALH Hospitality Table

Many thanks to all who came out to visit our annual hospitality table this Halloween. There were many fun costumes to see.

Elkridge Elementary Annual Elkster 5K

November 17th at 8:00 am
 The course had been updated this year to use more roadways surrounding the school. This event is for all running levels. Whether you are fast or slow come out and enjoy a morning of exercise with your family and friends.



Architectural News

Architectural Committee Annual Inspections:



Our annual architectural inspections are complete. Overall, we've noticed many nice improvements since last year, and we really appreciate everyone's efforts in maintaining the look of their homes. We have decided to mail inspection reports this year instead of using e-mail, so be on the lookout for your report in your mailbox. If you have any questions about your report or the architectural guidelines please e-mail the Architectural Committee at archcomm@thegablesinfo.com

Architectural Guidelines Updates:



The Architectural Committee is working to update some of the architectural guidelines to make some of the policies clearer for new and existing home owners. Any updates to the guidelines will be presented at the next HOA meeting.

Snow Removal Reminder:



With winter time quickly approaching, the Arch Committee wanted to remind everyone that they are responsible for removing the snow from the sidewalks in front of their homes. We have many kids in the neighborhood who walk to school and we want to ensure that the neighborhood is safe for them to walk. Snow measuring 3" or higher will be removed from the common area sidewalks.

We also ask that our neighbors move their vehicles off the street and in the garage or driveway, in order to give a clear path for Howard County to remove the snow from our streets.

Please be advised, if you are considering any changes to your exterior property, you must submit an architectural change form to the ArchComm for approval.

<http://www.gablesatlayershill.com/wp-content/uploads/2011/09/Arch-Alteration-Application-Form-current3.pdf>

ArchComm Email: archcomm@thegablesinfo.com



**The Gables at Lawyers Hill HOA
Calendar Year 2019**

Budget

Annual Dues

\$375.00 due by Feb 28

-or-

\$350.00 due by Jan 31 (\$25 early payment discount)

Income

Annual Assessments (57 x \$350) \$ 19,950.00

Interest (est.) \$ 125.00

Total Income \$ 20,075.00

Expenses

Activities - Social & Meetings \$ 1,520.00

Cul-de-Sac Social \$250

Halloween table \$200

4 Board Meetings \$120

Annual Meeting \$850

Other \$100

Administration - Insurance \$ 770.00

Administration - Management \$ 620.00

Web Site Fee \$120

Other/Legal \$500

Administration – Supplies \$ 200.00

Administration - PO Box \$ 100.00

Administration – Postage \$ 60.00

Grounds Maintenance – lawn & landscape \$ 11,800.00

Grounds Maintenance - snow removal \$ 1,500.00

Grounds Maintenance - Repairs and Maintenance \$ 1,800.00

Taxes - Federal \$ 500.00

Taxes - Property \$ -

Total Expenses \$ 18,870.00

Total Income \$ 20,075.00

Total Expenses \$ 18,870.00

Difference \$ 1,205.00



Dear GABLES Homeowner,

This is your notice of the 2019 Annual Assessment for the GABLES.

(Please refer to Section 3 of the G.A.L.H. Articles of Incorporation, and Section 6 of the Declaration of Covenants.)

The GABLES' Annual Assessment for 2019 is \$375.

Your Annual Assessment payment is due February 28, 2019. However, consistent with 2018 assessment

- an early-payment discount of \$25 (net \$350) applies to dues that are paid before the end of January;
- the full amount of \$375 is due for payments made after Jan. 31st but before Feb. 28th; and
- as provided for under the Declaration of Covenants, a \$20 late fee penalty is assessed along with additional fees (calculated as monthly increments of a 20%-per-year interest charge) on all payments made after February 28th.

The detailed payment timetable for 2018 dues is as follows:

IF YOU PAY YOUR DUES BY THIS DATE	YOUR PAYMENT AMOUNT IS
January 31, 2019	\$ 350
February 28, 2019	\$ 375
March 31, 2019	\$ 400
April 30, 2019	\$ 405
May 31, 2019	\$ 410
June 30, 2019	\$ 415
July 31, 2019	\$ 420

Please note that \$5 per month interest will continue to accrue until payment is made. These dues are not covered by your mortgage escrow, and are directly payable by you.

When paying your Annual Assessment, please

✓ **Make your check payable to:**

The Gables at Lawyers' Hill Association, Inc.

✓ **Mail your payment to:**

G.A.L.H. Association, Inc.

Attn: Treasurer

P.O. Box 8023

Elkridge, MD 21075-8023

Thank you for your prompt payment. A remittance form is enclosed on Page 2 for your convenience.

All future payment reminders will be sent to you via e-mail. If you have a new email, please let us know.

Any questions or concerns may be directed to The GABLES Board by e-mail at ***gablesboard@thegablesinfo.com***.

Regards, and Best Wishes for a Happy New Year!

Beverly Serrano,

Treasurer, G.A.L.H. Association, Inc.

GALH 2018 Audit

October 30, 2018

Karie L. Lorek
Bottom Line Tax Solutions
3716A East Joppa Rd.
Nottingham, MD 21236

GALH HOA
PO Box 8023
Elkridge, MD 21075

Brenda Schweiger, President, GALH HOA,
CC: Beverly Serrano, Treasurer, GALH HOA;

I have completed my review of the financial activities and supporting documentation of the Gables at Lawyers Hill Homeowners Association (GALH HOA) for calendar years 2013, 2014, 2015, 2016 and 2017 in accordance with the agreed upon procedure letter dated September 17, 2018. Below are the results of my review for each of the six agreed upon procedures;

1. The beginning and ending account balances for the Bay Bank (formerly Carrollton Bank) money market account and the two T Rowe Price mutual funds stated on the 2013, 2014, 2015, 2016 and 2017 GALH HOA financial reports agreed to the related bank statements and were accurately reported. Furthermore, the ending account balances for 2013, 2014, 2015, and 2016 were accurately stated as the beginning account balances for 2014, 2015, 2016 and 2017 for the Bay Bank money market and the T Rowe Price mutual fund accounts on the respective financial reports.
2. The GALH HOA financial reports were mathematically accurate for calendar years 2013, 2014, 2015, 2016, and 2017.
3. There were no disbursements made from the T Rowe Price mutual fund accounts for calendar years 2013, 2014, 2015, 2016, and 2017.
4. The income reported on the GALH HOA financial reports for calendar years 2013, 2014, 2015, 2016, and 2017 related to homeowner assessment payments and interest income agreed to the Bay Bank monthly bank statements.
5. For calendar years 2013, 2014, 2015, 2016, and 2017 the the non-interest deposits into the Bay Bank account related to homeowner's annual assessments agreed to the related check copies and were traced to the homeowner listing. As of 2017, all of the homeowners paid at least the basic assessment amount for calendar years 2013, 2014, 2015, 2016, and 2017.

GALH 2018 Audit Continued

1. All expenses recorded on the 2013, 2014, 2015, 2016, and 2017 GALH HOA financial reports were traced to subtractions reported on the monthly bank statements from Bay Bank. There were no subtractions on the monthly Bay Bank statements that were not reported in the GALH HOA financial reports. In addition, all of the check numbers reported on the financial reports agreed to the check numbers reported on the monthly bank statements. I was provided supporting documentation for every check that was written from the Bay Bank account for calendar years 2013, 2014, 2015, 2016, and 2017.

A few of the checks related to board member reimbursements did not contain itemized receipts which is more pertinent supporting documentation than statements from a credit card provider of the dollar amount paid to a vendor. I recommend for future years the HOA member requesting reimbursement provide the Treasurer an itemized receipt from the vendor listing the specific items purchased.

Upon my review of the GALH HOA financial reports, I noticed that homeowner reimbursements of overpaid assessments were classified as “management expenses”. I recommend that a new expense category should be created to separate these reimbursements as “assessment overpayments” since this seems to happen when homes change owners.

In conclusion, I have performed the agreed upon procedures for reviewing the GALH HOA financial reports and the related supporting documentation. Based upon my review, the financial reports for 2013, 2014, 2015, 2016, and 2017 are accurate and fairly stated.

Karie L. Lorek
Owner
Bottom Line Tax Solutions

GALH Annual Meeting Agenda 1 of 2



The Gables at Lawyers Hill Homeowner's Association Annual Meeting Agenda Tuesday, December 4, 2018

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 – Jay and Sarah Sandusky and Michael and Ashley Gerrity
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 of current board members
4. **Website and Facebook Report - Brenda Schweiger 8:05- 8:10**
5. **Architectural Committee Report –Mark Shiplet- 8:10- 8:20**
 - a. 2018 accomplishments
 - b. 2019 projects
6. **Treasurer's Report – Bev Serrano- 8:20- 8:30**
 - a. **2018 Summary**
 - b. **2019 Proposed Budget**
 - c. **Annual Dues increase**
7. **GECA Update-** Dawn (GECA)- 8:30- 8:45
 - a. New builds in Elkridge
 - b. Schools

GALH Annual Meeting Agenda Continued



The Gables at Lawyers Hill Homeowner's Association

Annual Meeting Agenda Continued 2 of 2

8. Nominations / Elections: Brenda Schweiger- 8:45- 8:55

a. Current Board:

- i. President – Brenda Schweiger- 1 yrs. remaining
- ii. Vice President - Vacant
Treasurer - Bev Serrano- 1 yr. remaining
- iii. Secretary - - Angela Shiplet- Angela stated she would stay on another term

Members at Large Kelsey Gregg/ Helping the treasurer - 1 yr. remaining
Zach Zentz- 1 yr. remaining

- i. The board currently has 2 positions open for seats in 2019, if anyone would like to sign-on as a member at large or another position, you may volunteer at our annual meeting on December 4, 2019 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- 8:55- 9:15

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

10. Closing comments and new business for next year- Brenda Schweiger 9:15- 9:30

Snickerdoodle Cookies

• **INGREDIENTS**

- 1 1/2 cups sugar
- 1/2 cup butter or margarine, softened
- 1/2 cup shortening
- 2 eggs
- 2 3/4 cups Gold Medal™ all-purpose or unbleached flour
- 2 teaspoons cream of tartar
- 1 teaspoon baking soda
- 1/4 teaspoon salt
- 1/4 cup sugar
- 2 teaspoons ground cinnamon



• **DIRECTIONS**

- Heat oven to 400°F.
- Mix 1 1/2 cups sugar, the butter, shortening and eggs in large bowl. Stir in flour, cream of tartar, baking soda and salt.
- Shape dough into 1 1/4-inch balls. Mix 1/4 cup sugar and the cinnamon. Roll balls in cinnamon-sugar mixture. Place 2 inches apart on ungreased cookie sheet.
- Bake 8 to 10 minutes or until set. Remove from cookie sheet to wire rack.

From The GALT Board and ArchComm

