



•The Homeowners' Association newsletter for  
**THE GABLES AT LAWYERS' HILL**  
•ELKRIDGE, MARYLAND  
gablesboard@thegablesinfo.com

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# The Docket



## ATTENTION HOMEOWNERS

### Members Annual Meeting Announcement

When- Tuesday December 3, 2019  
 Where- Stained Glass Pub: 6751 Dorsey Rd.  
 Time- Member Social- 6:30 – 7:15  
 Members Meeting- 7:15– 9:15  
 Appetizers and beverages will be served.  
 Please plan on attending our annual meeting to meet with our neighbors and catch-up on the latest Gables community information.  
 For members who can't attend our meeting, you will find our proxy and voting form on pages 6 & 7  
**These forms must be submitted by November 23<sup>rd</sup>.**

**Our Board of Directors**



- President- Brenda Schweiger
- Vice President- Zach Zentz
- Treasurer- Bev Johnson
- Secretary- Angela Shiplet
- Member at Large (1) John Fritz
- Member at Large (2) Ashley Gerrity
- Member at Large (3) Mike Wolek

**Architectural Review Committee**

- Mark Shiplet- Chair
- Emile Paul
- Erik Gregg
- Kathy McCrory
- Kristy Mumma
- Karen Munter
- Barb Otten
- Brenda Schweiger

### Annual Property Inspections



This year's annual property inspections will be performed November 23<sup>rd</sup> and 24<sup>th</sup>. We will be walking around the full perimeter of your house, please keep gates unlocked, so ArchComm members have full access.  
 Inspections will begin at 10am and last about 3 hrs.



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



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](mailto:gablesboard@thegablesinfo.com)

## Architectural Updates



**New Landscaping Company-** The Architectural committee has hired and signed a one-year contract with Susquehanna Landscaping to take care of our common area grounds. C&C Landscaping did not work out for our community needs.



**Common Area Snow Removal-** We rehired Tony's Landscaping to remove common area sidewalk snow for 2019/2020. Neighbors are reminded to clear side walks in front of their homes within 24 hours for a safe walkway for our community.



**Dog Poop-** We have had some complaints of dog poop being left on sidewalks and community home owners properties. We ask all community members who have dogs, to pick up after your pets and dispose of poop bags in a proper manner. Just a reminder that we now have a dog waste station located on summer Home Terrace.



**Construction Nails and Screws-** We have received some complaints of tires being punctured in our community due to nails and screws being left behind from contractors possibly on our streets. The ArchComm asks that if you have construction on your property to make sure the contractors clean up left over screws and nails.

**Architectural Annual Inspections-** The Architectural committee will be performing our community property inspections on November 23<sup>rd</sup> and 24<sup>th</sup>. The ArchComm expects to send reports out by mail and email by the end of February 2020. We expect to provide an over all review at our annual meeting on December 3<sup>rd</sup>.

Remember if you are planning any exterior upgrades or changes, you must submit an architectural change form to the ArchComm to [archcomm@thegablesinfo.com](mailto:archcomm@thegablesinfo.com)

Architectural alteration form – <http://www.gablesatlawyershill.com/wp-content/uploads/2011/09/Arch-Alteration-Application-Form-current3.pdf>

## Proposed 2020 Budget



## Calendar Year 2020

**The Gables at Lawyers Hill HOA      PRELIM Budget**  
**Annual Dues**

\$375.00 due by Feb 28

-or-

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

**Income**

Annual Assessments (57x \$350 discount dues)	\$	19,950.00
Interest	\$	120.00
<b>Total Income</b>	<b>\$</b>	<b>20,070.00</b>

**Expenses**

Activities - Socials	\$	1,625.00
<i>Sept Social (300), Halloween (200), Annual Mtg (725)</i>		
<i>Misc (400)</i>		
Administration - Meetings	\$	200.00
Administration - Insurance	\$	840.00
Administration – Mgmt (website(120),copies,misc.)	\$	220.00
Administration - Supplies	\$	200.00
Administration - PO Box	\$	112.00
Administration - Postage	\$	60.00
Grounds Maintenance - Lawn & Landscape	\$	13,290.00
Grounds Maintenance - snow removal	\$	700.00
Grounds Maintenance - Repairs and Maintenance	\$	850.00
Taxes - Federal	\$	1275.00
Taxes - Property	\$	-
<b>Total Expenses</b>	<b>\$</b>	<b>19,327.00</b>
Total Income	\$	20,070.00
Total Expenses	\$	19,327.00
Difference	\$	698.00

Annual Meeting Agenda 2019



**The Gables at Lawyers Hill Homeowner's Association**  
**Annual Meeting Agenda**  
**Tuesday, December 3, 2019**

*Location: Stained Glass Pub (basement meeting room) 6:30 pm to 9:15pm Member's Social and sign in. 6:30 to 7:15pm Annual Meeting 7:15- 9:15pm*

- 1. Sign in confirmation-** Angela Shiplet- 7:15- 7:20  
*Do we have a quorum?*
- 2. Welcome New Neighbors-** Brenda Schweiger 7:20- 7:25  
Summer Home Terrace- Anthony and Reece Stanford  
Latchlift Ct.- Dawson and Nneka Jackson  
Ed Tracy and Elizabeth Culbertson
- 3. Opening Comments-** Brenda Schweiger- 7:25- 7:30
  - 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 7:30- 7:35
- 5. Architectural Committee Report –**Mark Shiplet- 7:35-7:45
  - a. 2019 accomplishments
  - b. 2020 projects
- 6. Treasurer's Report –** Bev Johnson- 7:45-8:10
  - a. 2019 Summary
  - b. 2020 Proposed Budget
  - c. Annual Dues will be the same
  - d. CD's for next year- Mike

## **Annual Meeting 2019 Continued**

**7. GECA Update- GECA and LHO Updates-** Cathy Hudson 8:10- 8:30

**8. Nominations / Elections:** Brenda Schweiger- 8:30- 8:50

### **Current Board:**

President – Brenda Schweiger- Term ends

Vice President – Zach Zentz- 2 yrs. remaining

Treasurer - Bev Serrano- Term ends

Secretary - Angela Shiplet- Term ends

Members at Large-

1) John Fritz- 2 yrs. remaining

2) Ashley Gerrity- 2 yrs. remaining

3) Mike Wolek – 2 yrs. remaining

The board currently has 3 positions open for seats in 2020, if anyone would like to sign-on, you may volunteer at our annual meeting on December 3rd or send an email to the board at [gablesboard@thegablesinfo.com](mailto:gablesboard@thegablesinfo.com)

The Arch committee also needs new members

Does anyone want to volunteer for Greeting Committee?

**9. Items up for a vote this year-** Brenda Schweiger- 8:50-9:00

a. Little Library located at our sitting area.

**10. Closing comments and new business for next year-** Brenda Schweiger 9:00  
9:15

## GALH Proxy Form



### The Gables at Lawyers Hill Homeowners Association Limited PROXY FORM

#### Proxy Form

One homeowner per lot may vote on Association business. Any member wishing to vote by proxy must complete this form. This form must be filled out and emailed to the Board at [gablesboard@thegablesinfo.com](mailto:gablesboard@thegablesinfo.com) ten (10) days prior (November 23, 2019) to the Annual Meeting. Proxy forms received after this date will not be accepted.

*Note: By not returning this proxy or voting via electronic email or attending a meeting of the Association, your vote regarding Association business defers to the Board of Directors.*

**(Homeowner) Name:**

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**(Homeowner) Address:**

**Number of Votes** (each lot owner is allowed one vote): check only **ONE** of the following

I assign \_\_\_\_\_ the authority to vote on my behalf regarding the Association matters that were listed in this year's agenda.

I assign the Gables at Lawyers Hill Association Board of Directors the authority to vote on my behalf regarding Association matters.

## GALH Electronic Voting Form



**GALH Electronic voting form. Voting forms must be filled out and emailed no later than November 23, 2019.**

**Items for vote:**

**1. A Little Free Library located at our sitting area on the corner of Latchlift Ct. and Summer Home Terrace. Please select Yes or No**

**Yes**

**No**

**Printed Name:**

**Homeowner Signature:**

**Homeowner Address:**

**Date:**

**Please email your vote to [gablesboard@thegablesinfo.com](mailto:gablesboard@thegablesinfo.com)**

## GALH Electronic Voting Form



Dear GABLES Homeowner,

**This is your notice of the 2020 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 2020 is \$375.**

**Your Annual Assessment payment is due February 29, 2020.**

- 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. 31<sup>st</sup> but before Feb. 29<sup>th</sup>; and
- as provided for under the Declaration of Covenants, a \$20 late fee penalty is assessed along with additional fees on all payments made after February 29<sup>th</sup>.

\*Please note, the payment must be **post-marked by the due date** for the early discount or on-time payment.

The detailed payment timetable for 2020 dues is as follows:

IF YOU PAY YOUR DUES BY THIS DATE*	YOUR PAYMENT AMOUNT IS
January 31, 2020	\$ 350
February 29, 2020	\$ 375
March 31, 2020	\$ 400
April 30, 2020	\$ 405
May 31, 2020	\$ 410

*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:**
- ✓ **Mail your payment to:**

**The Gables At Lawyers' Hill Association, Inc.**  
**G.A.L.H. Association, Inc.**  
**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](mailto:gablesboard@thegablesinfo.com).

Regards, and Best Wishes for a Happy New Year!

*Beverly Johnson,*

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



# Three Ingredient Peanut Butter Cookies

*Recipe By:* Francie

"This recipe has just 3 ingredients. It's fast, easy and the cookies are wonderful! It's great for kids that are just learning to bake."

## Ingredients

1 cup peanut butter  
1 cup white sugar

1 egg

## Directions

1. Preheat oven to 350 degrees F (175 degrees C). Line baking sheets with parchment paper.
2. Combine the peanut butter, white sugar and egg. Mix until smooth.
3. Drop spoonful's of dough onto the prepared baking sheet. Bake at 350 degrees F (175 degrees C) for 6 to 8 minutes. Do not overbake! These cookies are best when they are still soft and just barely brown on the bottoms.

