

BACK TO SCHOOL REMINDERS

As children head back to school on August 26th, it's a great time to remind ourselves of a few quick things to keep our neighborhood safe for walkers.

1) Please keep in mind the maximum speed on Summer Home Terrace is 25 mph. Monitoring our speeds keeps both our children & community dog paw-rents safe.

2) Walking on the path to school and notice debris or downed branches? You can report safety or infrastructure issues using the Tell HoCo app or log into the website at <https://www.howardcountymd.gov/tell-hoco>.

3. School grounds aren't available for play or dog walking during school hours. Please avoid school grounds for personal uses from 7:45am - 4:00pm.



2023 BOARD MEMBERS

President	Fern Nerhood
Vice-President	Bob Ricks
Secretary	Ashley Gerrity
Treasurer	Brandon Wyatt
Members (2) at Large	Paul Lavin Mike Oehler

Board Members can be reached at
gablesboard@thegablesinfo.com

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ARCHITECTURAL APPROVALS

Autumn is a wonderful time to tackle a new home project! Please be reminded that ALL exterior updates or changes do require pre-approval from our Architectural Committee. Any exterior color work will require swatches and color ID numbers to receive approval and must be approved by the Architectural Committee prior to beginning work.

For your convenience, the architectural change form can be found at
https://bit.ly/gablesarchform_v4

Please submit your change form to
archcomm@thegablesinfo.com.

PLEASE NOTE: All projects may take up to 30 days to receive approval.

ARCHITECTURAL COMMITTEE

Brenda Schweiger
Chair
Jim Johnson
Emile Paul
Kathy McCrory
Kristy Mumma
Jay Sandusky
Karen Munter

Email:
archcomm@
thegablesinfo.com

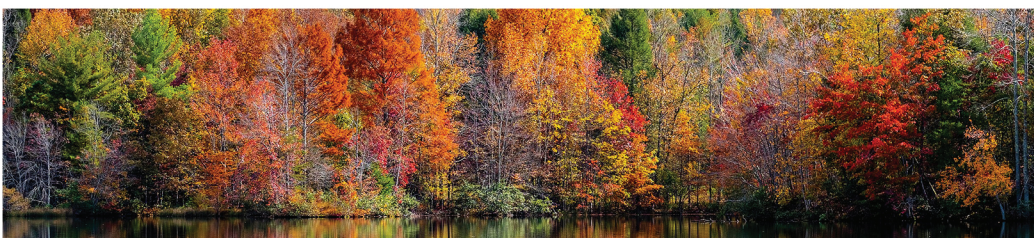
WELCOME COMMITTEE

Susan Lavin
Chris Matney
Fern Nerhood
Angela Shplet

Email:
welcomecomm@
thegablesinfo.com

FACEBOOK GROUP

Join our closed community group! Search for "Gables at Lawyers Hill."



GALH ANNUAL PROPERTY INSPECTIONS (1ST NOTICE)

It's that time again for our property annual inspections. In keeping with Section 7 (Architectural Committee & Control) & Section 8 (Uses of Lots) in our Declaration of Covenants, The Gables' HOA Architecture Committee will be conducting its annual property inspections during October 5th and 6th (weather permitting). The committee will also be inspecting the common area fences for repairs. Two more notices will be sent out, one week before and the day before inspections.

In this process, we review general appearance and upkeep, with particular focus on any items that may lead to structural damage to your home or which are in violation of the Architectural Guidelines referenced in our Covenants, Guidelines and By-Laws. The Architectural Committee will be looking at the front and back of your property. For those who have locked gates on your rear lot fences, we ask that you unlock them so the team can come in for inspection.

If your property is cited during our inspections there will be specific notations for your property which will be shown in the attachment of your email letter from the architectural committee after the inspections are complete. Perhaps they will be helpful thought-starters for you as you consider your "spruce-up" plans for next year.

A general Community Report will be delivered during the HOA's Annual Member Meeting on December 3rd, and will then be available for viewing on The Gables website along with the Annual meeting minutes.

Any questions regarding any of these items, or our overall inspection process, may be directed to The Gables' HOA Architecture Committee archcomm@thegablesinfo.com. The GALH Architectural Committee thanks you for being a caring & responsible member of our Community.



ANNUAL CUL DE SAC PARTY!

Come join the fun at our annual cul-de-sac party on Sunday, **September 8, 3-6 PM.**

This year's event will be hosted by the Gerrity & Wyatt families on **Grafton's View Ct.** Although some refreshments will be provided, we ask that you bring a dish to share. We hope to enjoy yard games, fire pit, chalk, & more. Please bring a chair if you'd like to relax.

RSVP at gablesboard@thegablesinfo.com so we can plan for food. Can't wait to see you!

TRICK OR TREAT W/ GALH

Our GALH Annual Hospitality Table will be set up again this year at Brenda and Lorri's garage at 6230 Latchliff Ct. on October 31st.

Please stop by to enjoy some treats and refreshments. The Hospitality table will be open from 6:00pm until 8:30pm.

Please remember that if you will not be giving out candy during Halloween, to please turn off your porch lights.



A NOTE FROM THE PRESIDENT | WATER MAIN LEAKS & WET SPOTS

As our homes reach 30+ years of age, one issue that might arise is a leak in the main water line coming into our homes. We had this problem a few years ago and want to share our experience. Always do your own research and follow advice from the county.

In October 2020, we noticed a wet and squishy spot in our front yard. This was new, and we could see water pooling in the muddy grass. There were also new wet spots nearby as the water drained and collected in lower-lying areas. While it wasn't an issue for us, a continuously running sump pump can also signal a leak.

We called the Howard County Bureau of Utilities (410-313-4900). They sent someone who confirmed the leak. Since the leak was between the county shut-off valve at the curb and our house, it was our responsibility. We had 30 days to have it fixed.

We next called a plumbing company that fixes water lines. Please do your own research, but we used Heil Plumbing. They came and we scheduled the work right away. We chose to install a new copper pipe from the house to the curb to eliminate any additional weak spots waiting to burst. They used a small excavator to dig down to the county shut-off valve. They also worked in our basement to attach the new line and install new valve work.

Afterward everything was cleaned up and the hole was filled and seeded. The only mishap was that our Internet connection was cut during the digging. Others have had electrical issues that needed follow-up, which is frustrating. All-in-all it was a smooth but necessary adventure. If you notice a new wet spot in your yard or driveway, consider if it might be a water main leak.

Other neighbors have also recommended working with Baumann. Constellation also offers an insurance option to cover water main leaks that you can opt into, as may your home insurance provider.

DATES TO REMEMBER

Cul De Sac Party:
Sept 8; 3:00-6:00pm
Graftons View Ct
Annual Inspections:
October 5
Rain date: October 12
Next Board Meeting:
October 14; 7:00pm
Next Arch Comm Meeting:
October 23; 7:00pm
Halloween Table:
October 31; 6:00-8:30pm
Annual Meeting:
Dec 3; 6:30pm

A NOTE TO OUR PAW-RENTS

Dog owners are asked to remember that the sidewalks and public grass areas are meant to be enjoyed by everyone. Not only does Howard County law require owners to “scoop up” after their pets, but we want to maintain our beautiful neighborhood! Our community provides a doggy poop station on Summer Home Terrace to deposit your dog waste.

With so many common areas & pathways through our community, we ask that you don't bring your dog onto a neighbor's property to do their business. Many neighbors work hard in their yards to keep lawns appealing and don't appreciate having to fill in yellow, dead areas from dog pee.

Be respectful of your neighbors – do not leave your dog unattended for long periods of time. These dogs often bark or cry for extended periods of time & can disrupt your neighbors with their noise.

Lastly, a reminder is that pets should be contained on your property or on a leash when walked. It is both a county law & HOA guideline designed to keep our community (& your dog) safe. Please ensure that you are always in control of your dog.

Thanks to Angela Shippet for continuing to maintain the poo station for our community.

Gables at Lawyers Hill – Home Owners Association

Annual Meeting

Tuesday, December 3, 2024, 6:30 PM

6:30 PM Refreshments
7:00 PM Meeting Begins

Elkridge Volunteer Fire Department

5700 Rowanberry Drive
Elkridge, MD 21075

**Please come, meet your
neighbors, and help
direct our community!**

New
Location!

