

The Messenger



President's Corner

Welcome to CMHOA's new and improved Newsletter! We will be sending it out semi-annually, and it will also be posted on our website at

www.croftonmeadows.com.

Here is a quick summary of what is happening in the community at this time:

We have awarded a contract for new playground equipment in the area near the old tennis courts. The equipment is scheduled to be installed first or second week of April. The area where the tennis courts were is currently being allowed to "green over". Once the grass is established, we were thinking of making this into a soccer field.

There is a water problem from some underground springs and

some run off from our common ground. The CMHOA and Townhouse 1 are working together to try to solve this issue, and we are hoping to get a resolution underway this spring.

We recently did an inspection around Lake and the common areas. We authorized quite a bit of work around the Lake to take care of some bad erosion. We are also looking at adding a couple of lights near the lake for security reasons. We can gradually add more lighting in stages, if the community is in favor of the idea.

Security is also a big concern in the community. We have seen an increase in auto vandalism and car thefts in past months. There were arrests made in con-

nection with these incidents. There was also a major drug bust recently. I have been speaking with the Captain of the Western District on these topics, and she has reported that all of the arrests were of residents from other areas outside the County. As always, precaution is the best diversion for crime. Please lock your cars and doors, including garage doors

We would like any thoughts and suggestions on these or other issues. Please utilize our website—you will find contact information, Crofton Meadows bylaw information, as well as links to other informative sites.

Percy Sussex
President, CMHOA

CMHOA Annual Meeting

April 14, 2005 7:00 p.m.

Crofton Meadows Elementary

★ Door Prizes ★ Refreshments ★

All Crofton Meadows' residents are welcome and encouraged to attend. We have included a proxy form in this newsletter, and have also posted it on our website for those who cannot attend.

If you cannot attend, please return the proxy form so we can achieve a quorum.

Several sets of Bowie Baysox "mini-plan" tickets will be awarded via random drawing (each set includes 2 seats for eleven Saturday games). Attendees *and* those submitting proxy ballots are eligible for these prizes! Here's your chance catch up on what is happening in your community and to speak up on current issues.

We hope to see you there!

Community Connections

CMHOA is an “umbrella” association, servicing the 1,500 homes in the Crofton Meadows area. In addition, there are sub-associations dedicated to the needs of each individual subdivision. Please note, that an annual due is paid to CMHOA at the end of each calendar year, while monthly dues are required for each sub-association.

Following is a contact list for the sub-associations of Crofton Meadows.



Bancroft Community
Don Kipfer (ProCom)
410-721-0777 x131

Blue Ridge
Kerrie Wilson (ProCom)
410-721-0777 x137

Habitat I, Section A
Todd Wawrzeński (Commanco)
410-721-7171 x139

Habitat B
Diane Collins (ProCom)
410-721-0777 x142

Jones Falls
Carolyn Gongwer
Bryan Homes HOA, Inc.
PO Box 3895
Crofton, MD 21114-3895

Meadowcroft
Kerrie Wilson (ProCom)
410-721-0777 x137

Townhouse 1
John Sheehy
(DH Bader Management)
301-953-1955 x11

Townhouse 2
Joan Guynn (Commanco)
410-721-7171 x123

Townhouse 3
Ronald Mills
301-261-6453

Townhouse 4
Ralph Hudson
Bay West Management
PO Box 786
Crownsville, MD 21032
410-897-0207

Townhouse 6
Andrea Pope (ProCom)
410-721-0777 x143

Greetings from Professional Community Management, Inc. *(ProCom)*

The staff of ProCom is dedicated to providing the most efficient and productive management services in carrying out your community’s business affairs. We thank you for trusting us to serve the needs of your community and its Board of Directors. Your managing agent is P. David Jernigan. If you have any community concerns, please call 410-721-0777X 141.

Community Yard Sale

Clean the clutter - make some money - have some fun!

Saturday April 16th 8am - 12 noon

Raindate April 17th

Advertised in the Pennysaver



Common Grounds

From the home ownership changes in the past year, we have many new neighbors in Crofton Meadows. This article will serve as a welcome to them and as a reminder to all homeowners.

We have a very attractive community beginning with our entrance signs and continuing with the tot lots, baseball field, and lake area with walkway, fountains, and a new playground to be installed this spring. With the removal of the run-down tennis courts, there is now a beautiful open field that will be available for soccer or any other field type sport as soon as the new grass has had a chance to take hold.

One of our biggest complaints is that of pet owners not cleaning up after their pets or letting them run loose. The children who use these areas for play and the adults who just enjoy a walk or jog would appreciate a nice, clean area free of pet wastes. It is not very pleasant to have to clean this off your child's clothing or shoes, and can spoil a recreation time for all involved. Please be a responsible and considerate pet owner.

We hope you will partner with us in keeping our community as attractive as possible and we would welcome any volunteers in that regard. Happy Spring!

George Barret
Secretary/

Chairperson - Ecological Committee

Treasurer's Report

2004 was a financially responsible year for Crofton Meadows. We expended reserves on some areas that required attention, placed money aside for Fiscal Year 2005, and are placing new attentions on budgetary expenditures.

Crofton Meadows undertook a major project behind the Townhouse1 area by removing the old tennis court structure and creating an open area to place new playground equipment. This project required coordination between county planning and contractors. The form and function of this area was debated by the board for several sessions. The cost of replacing fencing, netting and repaving the court area was weighed against usage and current upkeep issues.

New playground equipment to fill the old court area has been ordered and is scheduled to be installed by the end of April. The cost of this equipment was reviewed by the board and approved for this area. The new equipment is of high quality and should last the community for several years. This budgetary cost was built into the 2005 budget as a capital improvement and will not place a strain on any other 2005 project.

Townhouse1 has requested a cooperative project be started in which drainage issues are tackled that effect many townhouses that border the pond location. This will be a major undertaking with a significant expenditure in HOA funds associated to this project, but this has been planned for in the 2005 budget and should not place a strain on any other 2005 projects.

I would like to encourage everyone to pay their HOA bill on time. The HOA is not a money making entity, everything that comes into the community treasury, is expended on community improvements, safety, maintenance or events that brings us together and hopefully makes Crofton Meadows a better place to live.

We're on the Web!
www.croftonmeadows.com

Board Members

President

Percy Sussex

Vice President / Treasurer

Chris Wieland

Secretary

George Barret

Other Members

Susan Sircovics

Mary Sue Tomey

Mike Drabick

Jeffrey Wagner

Robert Aurand

Janene Kantorski

Recording Secretary

Barbara Stevenson

ProCom Representative

David Jernigan

Comments and suggestions are always welcome. Please send all newsletter related correspondence to newsletter@croftonmeadows.com or to:

CMHOA c/o ProCom
2139 Espey Court
Crofton, MD 21114

The Messenger is a community newsletter for Crofton Meadows and published by the Crofton Meadows Homeowners' Association.

Janene Kantorski, Editor

**CROFTON MEADOWS ELEMENTARY
SCHOOL NEEDS A NEW PLAYGROUND
AND**

WE NEED YOUR HELP!

Please make your tax deductible contribution payable to:

The CMES PTA Playground Fund

C/O Allison O'Brien, President
Crofton Meadows Elementary PTA
2020 Tilghman Drive
Crofton, MD 21114

Questions? Call (410) 721-9453



Editor's Note

I hope you have found our newsletter to be enjoyable and informative. I'm sure you have noticed a few recurring themes throughout the articles; two developments that we are very excited about are the new playground and CMHOA's new website. It's always a great feeling when the Board can respond to the community with a large scale improvement. The new playground has something for kids of all ages and should be thoroughly enjoyed by families this summer and for years to come. The website is a fantastic step forward in communication for Crofton Meadows—please take a minute or two and check it out. Encourage your sub-association board members to take advantage of the website as well. The more we all keep in touch, the more we can accomplish!

On a safety note, take a few minutes with your kids to refresh yourselves on some basic safety tips. Always know where they are and who they are with. Tell them to be aware of their surroundings and stay with a group as much as possible (safety in numbers is more than just a cliché). Communication is key—whether it's a cell phone, pager, or a trusted neighbor they can run to "just in case". Stay safe and enjoy the spring and summer!