

Official SWHOA Ballot

April 2nd, 2025

This ballot must be completed and returned by **May 5, 2025** to be counted.

General Instructions

- Vote for your choice in each section by filling in the circle until it is fully filled in .
- For the integrity of your vote only use a **black pen** to cast your vote.
- Ensure you only fill in one option per section.
- Ensure you **sign and print your name at the end** of the document, else the entire ballot will not be counted.
- If you make a mistake, please put an **X** through the circle and **sign** your initials.

Election of HOA President

Mary Robinson

Platform:



Election of HOA Treasurer

Tom Friedrich

Platform:



Proposition #1: Approve Old Meeting Minutes

Approve 2021's, 2022's, 2023's, and 2024's Homeowner meeting minutes:

<https://severnwoods.hoa.org/minutes>



- In Favor
 Opposed

Proposition #2: Call out Allowance of Satellite Dishes

Recommendation from lawyer. Update **Article VIII > Section 4** to mention that Satellite dishes are not part of this restriction.

- In Favor
 Opposed

Proposition #3: Remove "Each Class of Members"

Recommendation from lawyer. Remove language "each class of members" everywhere it appears in governing docs. Pertains to the builders when it was drafted ~40 years ago and they're long gone.

- In Favor
 Opposed

Proposition #4: Simplify HOA covenanting itself language

Recommendation from lawyer. Update **Article III > Section 1 & Section 11** to ensure that the Association (organization itself) is subject to all rules in the Covenants but not with respect to any form of paying itself (i.e. dues).

- In Favor
 Opposed

Proposition #5: Fix Legal Language of Board Members not needing to pay dues

Recommendation from lawyer. Modify **Article III > Section 11**, which has long been referenced as meaning that volunteers representing the association (Board members) don't need to pay dues as a token of their service (~\$0.21/day). Propose specifically calling out that Members of the Board serving 90 or more days in a given calendar year do not have to pay dues. This however would **not** exempt them from receiving fines, special assessments, and having to pay any previously unpaid dues.

- In Favor
 Opposed

More on Back



Proposition #6: Tree Removal	Proposition #7: Interest Compounding Transparency	Proposition #9: Mowing/Edging Limitations
<p>Modify or Remove Article VIII > Section 11 stating: <i>“No large trees measuring six (6) inches or more in diameter at ground level may be removed without the written approval of the Association, unless located within twenty (20) feet of the main dwelling or accessory building.”</i></p> <p><input type="radio"/> In Favor of Removing “or Accessory Dwelling” (to now exclude sheds from radius where HOA approval ahead of time would not be needed)</p> <p><input type="radio"/> In Favor of Removing rule entirely (to not require HOA approval for removing any trees on one’s lot). And replace it with just a recommendation to not do so if one can help it to hopefully preserve the Severn “Woods” identity.</p> <p><input type="radio"/> In Favor of Either (vote would count for both)</p> <p><input type="radio"/> Keep Rule as Is</p>	<p>Specifically call out the Association reserves the right to compound interest for homes past due more than 90 days and the maximum rate at which it shall do so shall be “monthly” (should HOA even decide to executive this right like it does interest entirely).</p> <p><input type="radio"/> In Favor</p> <p><input type="radio"/> Opposed</p>	<p>In an effort to prevent potential abuse by landscapers and tighten the budget, require that Board restrict mowing and edging on common areas by requiring the following:</p> <ul style="list-style-type: none"> • Mowing shall occur no sooner than every 2 weeks • Edging shall occur no sooner than every 4 weeks • No mowing edging may start before April 1 • No mowing may occur after November 10 • No period of mowing and edging services shall span longer than 32 weeks or 216 days in any given year (aka could be April 7 to November 7 if Monday was the day of choice for the landscaper). <p>Only Exception: If grass gets 9 inches high and HOA needs to act to prevent a fine by county (occurs at 12 inches).</p> <p><input type="radio"/> In Favor</p> <p><input type="radio"/> Opposed</p>
	Proposition #8: Adding Due Amounts to Website	
	<p>Support the making of how much each home owes public on the website like the county does for taxes BUT only if no names are listed and it’s only the house number with abbreviated street name (ex. “7999 STB” or “7852 GPC”). Additionally the user has to search for it.</p> <p><input type="radio"/> In Favor</p> <p><input type="radio"/> Opposed</p>	

I hereby certify that I am the person that has marked this ballot and if there are multiple Lot Owners for this lot, I have consulted them and have their permission to vote on behalf of the Lot.

Lot Owner Name (Printed): _____

Address (1st line): _____

Ex. (1234 Golden Pine Cir.)

Lot Owner Signature: _____ **Date:** _____

If physically incapable of marking my ballot, I attest I have made my mark on the above signature block above to the best of my ability and I was assisted by the following individual:

Assisting Signature: _____ **Assisting Name (Printed):** _____