

Severn Woods Homeowners Association, Inc.

October 31, 2023

Happy Halloween neighbors!

Sorry to overload you with letters but wanted to make you aware we will be sending voting ballots to your residence on or around **November 7th, 2023**. You, the homeowners, have raised the desire for change and we were feeling motivated enough to push for a way to make it all happen before the holidays.

On the Docket (*predicted*)

1. Quorums for meetings vs. everything else
2. Board seat count
3. Allow electronic voting
4. Establish Board ethics
5. Establish election procedures
6. Ineligible voters
7. Establish homeowner calls for voting procedures
8. Establish mail-in voting procedures
9. Permit Board to fix spelling errors, etc.
10. Right to add attorney fees to liens
11. Reduce the restrictions on RVs, trailers, boats, etc.
12. Reduce the restrictions on where fences may connect to your home.

Timeline/Procedure for this vote (*approximately*)

Nov. 7 - Homeowners receive ballots and a ballot box in the community will be set up for easy drop-off.

Nov. 7 - Dec. 8 - Ballots may be dropped off or mailed.

Dec. 9: 9:00am - Board members will empty P.O. Box for the ballots of homeowners not living in the community that would like to mail them in (or we will print ones that were signed and emailed).

Dec. 9: 10:00am - All members of the Board will open the ballot box together, walk it over to the top lot, set up a folding table, and then begin counting procedures. Witnesses will be welcome because voting is not anonymous due to Covenants requiring signatures. In the event of severe weather or other delay, the Board will notify homeowners electronically of the updated time.

Dec 9 by 11:59pm - Results posted electronically. If a vote causes a change, results will also be delivered.

Opting In for Different Delivery

We unfortunately are federally restricted from putting the messages or letters of any kind in your mailbox unless we have it go through an official postal carrier. We are happy to mail it to you using HOA funds but to ensure timeliness of delivery and save money so we may one day not require dues anymore, we will be defaulting to taping the envelope to your door on the day. If you lose your ballot, just let us know and we'll happily give you another. We will be verifying no homeowner votes more times than they are permitted (limit one vote per lot), no renters are voting, etc. so do not worry on that front. With all of this in mind, if you still feel uncomfortable with the idea of receiving the ballot taped to your door and would like to instead opt in to receive your ballot in person, schedule a time to pick it up from one of the Board members, or receive it in the mail, please email us and we'll see what we can do.

Sincerely,
Tom Friedrich
(President)

P.O. Box 251 • Severn, MD 21144

Email: severnwoodshoa@gmail.com

Website: <http://severnwoodshoa.org>

Facebook: <https://facebook.com/severn.woods.hoa>

