

# Severn Woods Homeowners Association, Inc.

November 7, 2023

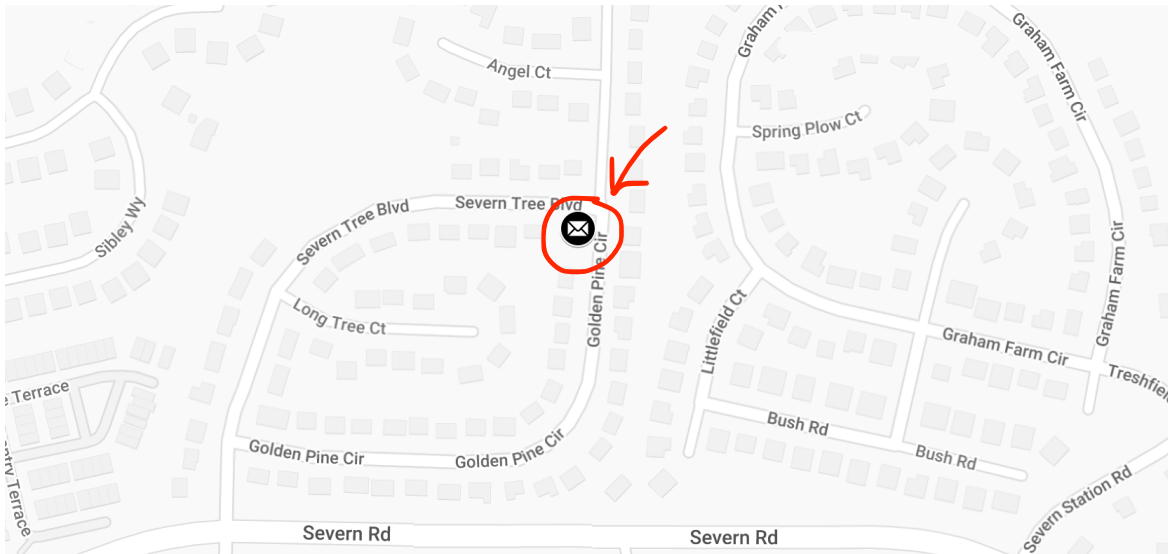
Happy HOA Voting day/National Election day!

With this cover letter you should have received 1.) an envelope and 2.) a voting ballot. To cast your vote, fill it out using the instructions provided on the ballot, seal it in the envelope, and drop it off at the following location within the community by **December 8th, 2023** please (no postage or recipient label needed). Alternatively if you wish to mail it to the P.O. box, you may do so using the same envelope.

These propositions directly affect you and the community but only your say has the power to dictate if this is for the better or not. If the majority of homes do not vote in favor of any Proposition on this ballot, the Board will have to go door-to-door from now on to seek enough signatures (58 out of 115 homes) in order to update anything. We think this is more convenient and allows time to marinate in what a decision would mean but only you can decide that. **Please strongly consider filling it out** and submitting it. If you want less rules, more procedure, or just more flexibility in the future, there is something in here for you.

## ***Temporary Community Dropbox Location: Top Lot***

For homeowners wishing to drop it off instead of mail it, please see the dropbox on the top lot. There are multiple homeowners cameras aiming at it on the top lot and can be easily navigated to via your mapping method of choice at the address: 7999 Severn Tree Blvd, Severn, Maryland.



## **Official Timeline**

- ~~November 6~~ - Mail of homeowners out of state sent ballot via mail
- ~~November 7~~ - Homeowners in community given ballots and the ballot box setup.
- December 8, 11:59pm** - Ballots must be dropped off at the ballot box or mailed to our P.O. box. **NOTE** - ballots that are mailed **must be received** by this deadline (not just postmarked by) in order to be counted.
- December 9: 9:00am** - Board members will empty P.O. Box for the ballots of homeowners not living in the community or those that choose to mail it.

- December 9: 10:00am** (*pending weather*) - All members of the Board will open the community ballot box together at top lot, set up a folding table next to it, and then begin counting procedures. Counting procedures can be found on the website at <http://severnwoodshoa.org/2023-12-vote/>. Witnesses welcome because voting is not anonymous due to Covenants requiring signatures for any kind of change. In the event of severe weather or other delay, the Board will notify homeowners electronically of the updated time, else update the previous page mentioned.
- By December 9, 11:59pm** - Results posted electronically also at <http://severnwoodshoa.org/2023-12-vote/> and homeowners notified electronically.
- By December 10, 6:00pm** - If any vote caused a change, results will also be physically delivered.
- Between January 1 and January 9, 2024** - All emails or ballots with signatures will be destroyed to protect security/signatures of homeowners.
- January, 2024** - If there was any change, these will go through attorney review for verbiage, etc. and go into effect thereafter. Upon going into effect, all homeowners will then again be notified.

## Financial Disclosure

This whole voting process is estimated to be at a cost of **\$0.34/lot**. Big thank you to the work done by Chuck, Mary, Kathie, and Bruce to help make this possible. Full cost of this vote is as follows:

- **Free** - envelope design.
- **Free** - ballot design.
- **Free** - the ink because it's lasered.
- **Free** - borrowing of the community ballot box and the labor and materials to keep it stationary.
- **Free** - designs for the temporary community dropbox box.
- **Free** - 6+ human-hours delivering everything since and including 10/31/23 letter.
- **Free** - 10+ hours making the designs.
- **Free** - 40+ hours drafting all the letters and the ballot, reviewing a lot of Maryland and federal law, making the proposition text if approved (pending modifications from attorney review), uploading to the website, and Board to review the propositions, ballot, process, and more.
- \$0.50/month - hosting of the website in its current HTTP vs a more expensive HTTPS form.
- ~\$4.36 - one roll blue painters tape
- <\$8.74 - envelopes for 115 lots.
- <\$10.49 - All of the 8.5 x 11 paper including the 10/31/23 letter.
- ~\$14.40 - Stamps for the homeowner living outside of the community currently.

## Questions

If you have any questions or concerns about any of this, please email [severnwoodshoa@gmail.com](mailto:severnwoodshoa@gmail.com). We're happy to answer any and all questions. If you ever want to find the electronic version of this or any other letter like this, this can be found on the "Minutes page" at: <http://severnwoodshoa.org/minutes/>.

Sincerely,  
Tom Friedrich  
(President)

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