

Severn Woods Homeowners Association, Inc.

May 7, 2024

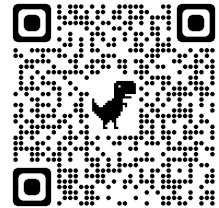
Dear Severn Woods Residents,

I hope this letter finds everyone well. In this package please find the 2024 dues notices, what's happening in the community, insight into what's developing, and the information for our next homeowner meeting: **June 8th from 2-4pm @ Severn Library** (2624 Annapolis Rd, Severn, MD 21144) - **Meeting Room AB**.

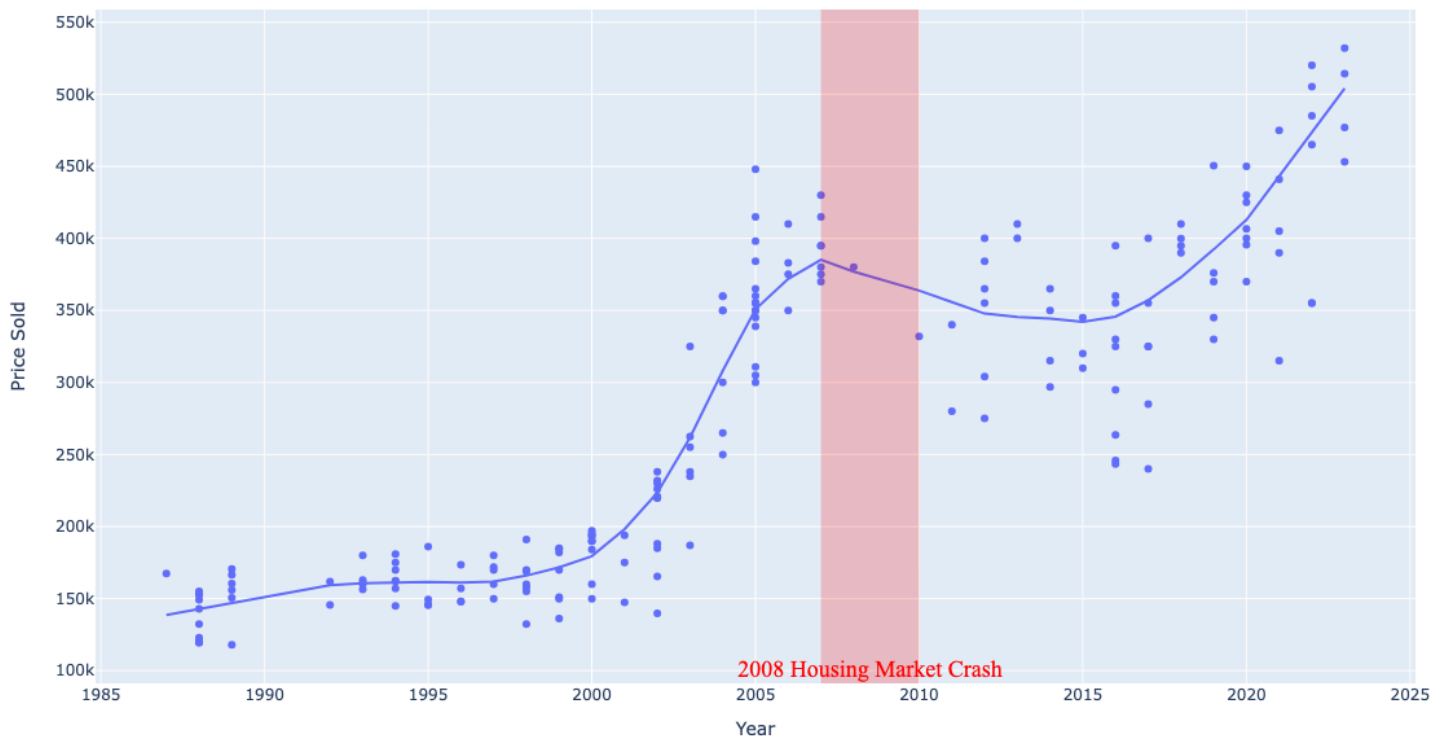
Looking back at the **last 6 months**, this community and association have seen quite a few updates.

- ❖ All broken/old utility boxes were reported & replaced by utility companies/the county.
- ❖ Broken or unlevel sidewalks were fixed.
- ❖ New Facebook page created and was followed by 40+ members of the community.
- ❖ Massive website refresh and expansion, got it HTTPs protected so no more unsecure site warnings, and has seen 3k+ pageviews from 275 different user devices (within Maryland) in the last 6 months.
- ❖ Created new art assets to better showcase our community to prospective buyers and organizations that give grants.
- ❖ Finally applied to one of those grants (*TBD on that*)
- ❖ Unveiled mail-in voting to the community to an incredible turnout, seeing 56 out of 115 homes submitting votes. We will definitely be utilizing it more in the future.
- ❖ Started receiving old boxes of HOA records and started digitizing them all (*more info later*)
- ❖ Generated and will continue to maintain a report of public data of home sale prices within our 115-home community. Report is as follows:

(also available at: https://severnwoodshoa.org/about/home_values)

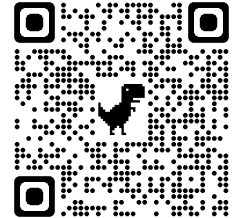


Severn Woods Community Home Sold Price 1987-2023



- ❖ Lastly, we've finally enabled a way for homeowners to **pay HOA dues electronically**. If you use one of the 2000 banks that currently support Zelle, you may now pay HOA dues through your banking institution using it. Zelle charges **no fee**, you'll have a receipt of the payment for your records, we can process it weeks quicker on our end, and most importantly however, it's more secure in this day and age. Through this method, unlike checks, we and whoever the next people are after us will never see your banking information (e.g. routing number, account number, and the banking institution you bank with) alongside your legal name and signature written on each check.

- Anyway, if interested, please check out the easy "How-to" for Zelle under: <https://severnwoodshoa.org/dues/>. We hope to provide more avenues for electronic payment soon if Zelle isn't an option/preference.



November/December 2023 Mail-in Vote Recap

The previous voter turnout of 56 out of 115 homes is no small thing and speaks volumes to the fellow passion within the community to have an HOA with fewer rules, better documented procedures, and with built-in ethics guidelines.

Despite this effort, some propositions with getting even as much as 91% of the vote in favor didn't receive enough total homes in favor to pass. I know this may seem silly but our covenants we're put this way on purpose as a safeguard. For our covenants to be updated it requires the majority of homeowners in-good-standing to be in favor, not just those that voted. Fear not though, for we have a plan!

Plan for next Meeting

On **June 8th** from **2:00 - 4:00pm**, we will have a meeting at **Severn Library** (2624 Annapolis Rd, Severn, MD 21144) in **Meeting Room AB**. Quorum is set for 60% of homeowners in-good-standing, which may be as many as 69 homeowner's present. If we do **not** meet it, we will do the following:

1. Following Robert's Rules of Order, give the homeowners present the opportunity to submit their alterations to the existing propositions and/or request the addition of any new ones as is their right (*if approved by both majority board and homeowners present*).
2. Invoke our Bylaws (Articles of Incorporation) section 9.5 to give those homeowners present the option to hold a followup meeting with half the previous required quorum but with the option to do so in either of the following formats:
 - a. either a fully proxied-meeting (mail-in vote like we did in November '23) but where total votes in good-standing to pass any Proposition would only need to meet majority and the new required homeowner amount minimum of ex. 35 homes in favor (assuming all homeowners are in good standing).
 - b. OR another in-person meeting 1-2 weeks later with that same new halved requirement of (ex. 35 homes) and may continue to vote to cut the quorum in half every meeting until there is a followup meeting where quorum is reached.

It would have been one thing if the Propositions were rejected, but they were not; they merely did not meet the required total votes in favor. To finally get that consensus to either officially reject or pass them, we owe it to all homeowners, especially those that raised some of these requested edits, to see them through.

Other than providing the opportunity for next meeting's present homeowners to submit edits for the Board to update if both Board and homeowners present agree, the Board, unless something changes, also plans to do the following at next meeting as well as it relates to the propositions:

1. Raise a new proposition, **IF grant money is received**, to approve the reimbursement to the two homes for the footage of fencing they've already converted to vinyl on the main street based on the quote.
2. Drop a few propositions from last November that were solely procedural, to instead make them simplified informal ones on the website for homeowners. This will achieve our desire for structure and transparency but allow us via homeowner feedback and/or our own headaches to make any of those tiny adjustments as time goes by. This includes but may not be limited to elections, how to request things go to a mail-in vote, etc. so long as minimum requirements and protections in our bylaws are always upheld for such things.
3. Drop proposition on electronic voting for now because mail-in voting has been rather successful and some homeowners have stressed they wouldn't feel trustful of electronic voting.
4. Adjust the one proposition that would give the Board the right to fix typos, formatting, and any language that may be considered noncompliant with Maryland or Federal law in the future at will to instead have homeowners approve the fixing of some ~20-30 spelling errors (that will be specifically documented/shown to agree/disagree on).

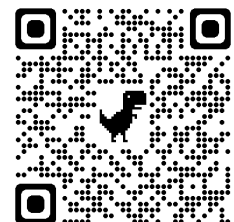
Anyway I apologize for the length of this letter, but in accordance with our values of staying transparent and wanting to be of service to each and every one of you; it seemed necessary.

Questions

Anyway thank you all for continuing to make the community a lovely place and thank you also for those that participated in the last mail-in vote in November! Please as always consider joining our email newsletter and/or Facebook at the links below.

If you have any questions or concerns at any time, please feel free to email us; 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: <https://severnwoodshoa.org/minutes/>.

Sincerely,
Tom Friedrich
(President)



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