

Severn Woods Homeowners Association, Inc.

July 30, 2024

Happy HOA Voting day (errr *month*)!

With this cover letter you should have received 1.) an envelope and 2.) a voting ballot and 3.) a survey and 4.) a dues notice if you still have pending dues. To cast your vote, fill it out using the instructions provided on the ballot, seal the ballot and survey in the envelope, and deliver it to one of the following locations by **July 30th, 2024**:

1. Temporary Community Dropbox setup at tot lot (*no postage or recipient label needed*).
– or –
2. Mail it to the community P.O. box. You may do so using the same envelope but will require your own postage.

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. **Please strongly consider turning this in** especially since 2 propositions were within **1 vote** each of reaching a consensus last time. Your vote really matters. This is especially the case since quorum is now half the usual being a runoff from June 8th's meeting.

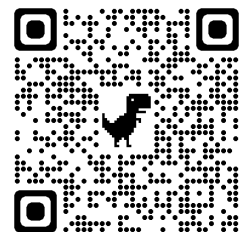
Temporary Community Dropbox Location:

Tot Lot @ ~7999 Severn Tree Blvd

Same as last November/December, for homeowners wishing to drop it off instead of mail it there will be a dropbox on the Tot Lot for you to drop these off. There are multiple homeowner's cameras aiming at it so it's secure and can be easily navigated to via your mapping method of choice if you look up for example "7999 Severn Tree Blvd".

Rules of Voting

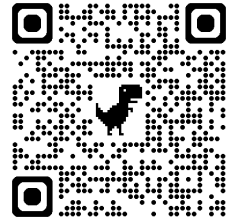
1. MUST be returned before **August 30th, 11:59pm**.
2. MUST be signed on the back of the primary ballot page.
3. REQUEST it be done in black ink.
4. Homeowner MUST be "In Good Standing" to mean not past due more than 90 days to have their ballot/survey counted. If you have not paid your 2024 dues yet, you may still vote in this but all homeowners past due more than that will not have their vote counted unless paid up (*received*) by **August 30th**. As a courtesy and friendly reminder, all homeowners past due should have received a pending due balance slip in this voting packet. If you didn't receive it, please assume you are paid up :). Also reminder we have Zelle now to pay immediately electronically without a fee. Can read instructions on the <https://severnwoodshoa.org/dues> page.



Alright, back to the fun stuff... (*continued on back*)

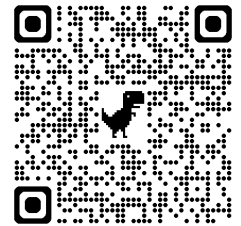
Official Timeline

All ballots and surveys are due back by **August 30th, 11:59pm**. HOA will count it the next day, **Saturday, August 31st at 10:00am** on the very same Tot Lot. Witnesses are 100% welcome at that time because voting is **not** anonymous due to Covenants requiring signatures for any kind of change. In the event of severe weather or other delay though, the Board will notify homeowners electronically. See <https://severnwoodshoa.org/votes/2024-08> page for the full timeline and everything else related to this ballot and survey including what all is expected to change with **Prop. 4** and **Prop. 9a** if approved.



Prop 12a on Fence Rule Update

More than one homeowner has claimed that **Proposition 12a** was already passed by the community in September 1995. Unfortunately, the covenants were never updated following that, the next newsletter after that never mentioned it, and the only record I could locate is the following image <https://severnwoodshoa.org/assets/images/1995-09 - Update to fence rule maybe.jpeg>. Because this doesn't seem like enough as is and 83% of the eligible votes that turned in ballots last time in December were in favor of this, I think it would be prudent to proceed with the vote anyway to cover our bases. My apologies if the additional process seems wasteful especially since the architectural committee approved a majority if not all fences like this in the community. I hope to improve our record-keeping practices and make as much of these historical records public as we realistically and safely can to and hopefully prevent stuff like this from happening in the future.



Tot Lot Survey

As many of you probably already know, we applied for and received a **\$40,000 grant from the casino** just earlier this year to replace the front fence. Grant money is abundant, multiple organizations are granting them including BWI, and we have all the documentation and practice we need to get more. Homeowners identified that the Tot Lot should be the next big improvement project if we could secure more and we already have an insurance policy in place that covers repairs to fences, outdoor property, personal injury, fire, glass repair, water damage, and more, but I acknowledge that may need adjusting if it comes to it. Either way, we now need your help to first see if we as a whole community truly agree we should move forward with this and, if so, help us determine what we need to budget/pitch for. There will undoubtedly be more to vote on here including new rules for common areas (i.e. hours of use, smoking vs non-smoking, etc.) but we'll start flushing that out later **IF** we even decide we want to do something here. I'm also sorry if it feels like the second page of it is guiding you all towards a certain outcome but it's just that a playground and gazebo are the more expensive items of which homeowners have expressed an above-average interest in so **IF** we're indeed serious about them, we just wanted to get that additional detail from you so we can meet this year's deadline for it (not requiring a second survey if so).



Questions

As much paper as we could was generated via laser not ink to not cost money to print and we plan to utilize the blue tape method over postage again to save money. We calculate this vote is still **~\$0.40 cents per lot** to hold this round of voting. If you need a color copy of anything black and white here, you may find these on the website to read, download, or print as you wish. As always if you have any questions or concerns or if you'd like to join the anonymous additional email newsletter done relatively infrequently, please shoot us an email :).

- Tom Friedrich (President)

P.O. Box 251 • Severn, MD 21144
severnwoodshoa@gmail.com
www.severnwoodshoa.org

