

Severn Woods Homeowners Association, Inc.

Hello neighbors,

April 1, 2025

It's that time of year again! In this packet please find your dues notices, ballot, and other general information.

Ballot

To cast your vote, fill it out using the instructions provided on the ballot, seal the ballot using the envelope we've provided, and **deliver** to one of the following locations by **May 5th, 2025, 11:59pm**:

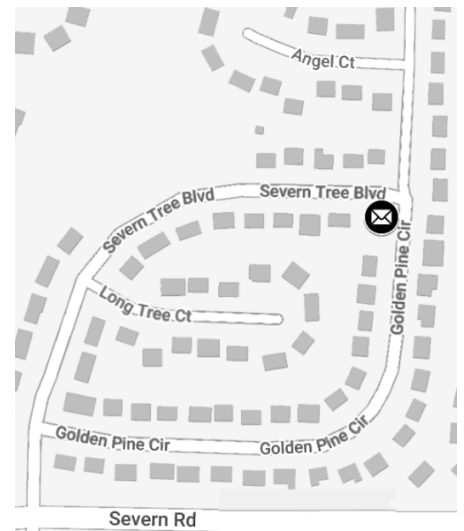
1. Temporary Community Dropbox setup at tot lot (*no postage or recipient label needed*).
– or –
2. Mail it to the community P.O. box. You may do so using the same envelope but will require your own postage.

Please strongly consider turning this in. Your vote really matters. This is especially the case since quorum is now half the usual being a runoff from March 2nd's meeting as a solely-vote-by-proxy.

Temporary Community Dropbox Location:

Tot Lot @ ~7999 Severn Tree Blvd

We'll be following the same procedure as what's been done the last 1.5 years of voting. Homeowners wishing to drop it off instead of mailing it will have the option to instead drop it off at the dropbox on the Tot Lot. 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".



On **May 6th, 9:00am**, unless otherwise posted electronically, the Board will bring those from the P.O. box and then open the drop box on the tot lot to count right then and there. All witnesses are welcome because all votes are public, just no taking photos/video to protect homeowner signatures.

Eligibility

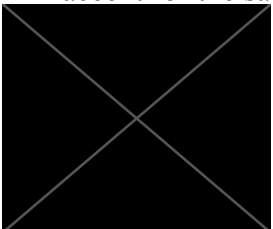
Homeowner **MUST** be "In Good Standing" to mean not past due more than 90 days to have their ballot/survey counted. If you have not paid your 2025 dues yet, you are 100% fine and may still vote in this but all homeowners who have not paid 2024's or before will not have their vote counted unless paid up (*received*) by **May 5th 11:59pm**.

Financials and Budget (*last 3.25 years*)

Because we greatly value transparency and proper records management, we're bringing back the tradition of including our financials with newsletters at least once a year. We haven't had one in a few years so please accept for the sake of printing another ~600 pieces of paper accessing it via the following link for 2022-2025.

URL: 

NOTE - this QR code and URL will be redacted on this newsletter when posted on the website.



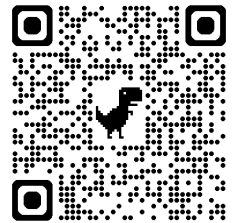
Dues

Included in this package should have been your dues notices. Please note that the limited time that we were accepting back-dues without interest is over and interest has been caught back up and applied to every home's account that was past due. Last notice was sent out a month and half ago saying just this amount so it should not be a surprise. If you are one of the few homes in arrears, to be able to vote in this round of voting, to prevent this from further accumulating especially if Prop #7 is approved, and prevent attorney/processing fees if you are more than \$200 in arrears or 2+ years in arrears, if you are one of the few homes in arrears, I'd recommend taking care of that... before we do.

Landscaping

In the last month we've implemented new formalized processes for collecting bids to ensure impartiality and maximize competition to ensure the lowest price for our landscaping needs. Additionally we've made a formal contract to protect the HOA from liabilities and ensure strict adherence to the terms to misunderstandings, prevent abuse by vendors, miss-billings, and late billings.

Since then, we've communicated with over 15 local companies to get us the best price possible of those that could meet all of our needs. With that, 6 landscapers submitted bid forms with estimates (and another one that was late) and a selection by the Board has been made. In 2025, we expect that the Association's landscaping will be decreased by a staggering **50.3%** while maintaining the same level of service. For those interested in seeing the bid forms and contract template, please check out the Landscaping page: <https://severnwoodshoa.org/about/landscaping>. We'll make all of these bids and the records/process that went into the source selection public shortly.



Survey

We had said at the last meeting on March 2nd that we would hold another survey given all the latest feedback and many new ideas about how we could cut costs and perhaps tackle other problems at the same time. Unfortunately the Board did not have time to make this survey as a substantial amount of time was focused on the landscaping bid reform and selecting of a vendor. Board will shoot to have this survey later in the year.

Lastly, it is worth mentioning that I have changed acting roles with Mary Robinson so she is the new acting president. Your vote has the power to cement both positions, but either way, just wanted to mention that to avoid any confusion.

If you have any questions with anything in this packet, please still email severnwoodshoa@gmail.com.

Sincerely,
Tom Friedrich
(Acting Treasurer)

Submitting on behalf of Acting President, Mary Robinson.

