

Severn Woods Homeowners Association, Inc.

Happy summer everyone!

September 12, 2025

Just wanted to give an update.

1. Rule Update

We apologize it has taken 5 months, but the Covenants and Articles of Incorporation updates from your voting in April 2025 have finished being drafted and changes are now pending on the website. Per the *Maryland Homeowners Association Act*, in 60 days this will now bind the land. A redlined version of what changed can be found in the footnote of the Covenant's page: https://severnwoodshoa.org/rules_and_procedures/covenants/

Results of the vote are posted on the website under <https://severnwoodshoa.org/votes/2025-04/> but what follows is a summary of what the community passed back in April:

- Passed removing rule previously requiring HOA Board approval to remove trees on one's lot.
- Specifically called out that TV satellites are not banned in the community.
- Supported clarifying in writing that interest for past due homes is compounded monthly so there is no debate.
- Supported making available how much each lot owes in HOA fees public on the website with some constraints to protect homeowner privacy.
- Removed "each class of members" language dating back to the time of the builders to reduce confusion that rule changes can't be blocked by the HOA Board.



2. Resale Package Page

To make it easier for the 4-5 homeowners lots that usually are sold a year, we have stood up a new page at https://severnwoodshoa.org/about/resale_package/ that captures all we usually provide to the buyer agents/title companies and makes it easier for them to ask. This package includes but is not limited to a copy of our financials, insurance, our bylaws, a general questionnaire about the community, and some kind of verification the home is current with their dues. We hope this also informs future SWHA Boards so they have a good expectation of what needs to be compiled when homes sell.



3. Re-Pursuing Liens

We mentioned it in the last newsletter but sharing again we've made major slashes to our budget cutting landscaping (our biggest expense) by 50.3% and we've started acquiring interest again in a CD for the first time in 15 years. As we get back on the track to one day being self-sufficient and no longer needing dues, we are again going to do another round of filing liens shortly on all homeowners who are in arrears more than 2 years and include all applicable fees. For these few homes that are past due, a notice has been included with this newsletter. It is encouraged that you resolve the outstanding dues as soon as possible as we will be applying **monthly compound interest** in 60 days time on all homes that go 90+ days past due.

Anyway, we hope to have one more newsletter and maybe a survey before the year wraps up but we at least wanted to get this out. Other than that, we hope everyone had a lovely summer!

Sincerely,

Mary Robinson & Tom Friedrich
SWHA President SWHA Treasurer

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