

Country Lakes Homeowners Association



February, March
& April 2007

Volume 2, Issue 1

LET'S GET READY TO YARD SALE!



Mark Your Calendars!

<i>Spring Yard Sale</i>	4-14-07
<i>National Night Out</i>	8-7-07
<i>Fall Yard Sale</i>	9-29-07
<i>Harvest-Fest & Annual Meeting</i>	9-30-07
<i>Kid's Halloween Party</i>	10-27-07
<i>Santa's Visit</i>	12-9-07

Now that the holidays are over, it's time to get rid of some of that stuff that's been taking up space.

As the weather slowly gets better, start getting your gear together for our annual spring yard sale.

As in the past, advertising will be taken care of by the association with ads in the Pennysaver and the Enterprize as well as listed on line at sombd.com.



Signs will be placed on the highway and space will be available on a first come, first serve basis at the parking lot of the playground.

Residents are encouraged to set up in their own yards and take a few minutes to roam

the neighborhood looking for the next great buy.

We remind you that signs CANNOT be posted on telephone or utility poles, doing so allows the county utilities to fine you as they see fit as it is against the law.

We ask that all signs be removed by dark on the 14th.

Good luck and good selling.

Christmas Home Decorating Contest Winners

- 1 **26372 Tin Top School Road**
- 2 **36940 Tanyard Road**
- 3 **37115 Asher Road**



SANTA'S SLEIGH AND VISIT A SUCCESS!

For the first time, Santa took a short tour of the neighborhood handing out candy canes with some of his elves before ending up down at the pavilion, where he greeted his many admirers and handed out some goodies to the kids who were waiting to see him.

Santa met with each child, listening to what he or she wanted for Christmas before loading back up on his sleigh and heading back north to prepare for Christmas eve.

Santa asked us to say a special thank you to the families of the over 50 children who came to see him as well as the many special "elves" who helped make his visit so special!



Santa even met with some of his smallest admirers!



Some children brought visual aides to avoid mistakes



Santa waves hello to his many admirers



Cookies, cupcakes and hot chocolate were available



"Look at what Santa gave me!"



The Country Lakes Elves got their picture taken with Santa before he left.

NEIGHBORHOOD GETS IT'S OWN PATROL!

As most of you have probably already read in our county newspaper, Golden Beach has recently received their own patrol.

We here at Country Lakes have been in contact with the Sheriff's Department asking the important questions like, "What qualifies them?" and "What can we do to have our own patrol?"

While there are no easy answers, the Sheriff's Department has assured us that this is a test program and that, if successful, might be implemented within other neighborhoods throughout the county.

In the meantime, we want to let the Sheriff's Department know how much we need this patrol, we also want to let them know where the current patrols need to focus their attention. In order to do this, we need your help.

We have begun a detailed record of vandalism and crime within the neighborhood. We intend to present this record to the Sheriff's Department at regular intervals to assist them with their patrols and to remind them that we need their attention also.

What you can do to help is to let us know. Let us know about your vandalism, let us know about the things happening on your street. Call the police and make a report no matter how small the matter appears, then call us at 301-884-7297 and leave a message, we'd like to record your complaint and come out and take pictures of the damage.

While we hope that it is not necessary for anyone to call, we hope that everyone will let us know about damage, when it happened, where it happened.

The more information we have,

the more we have to take to the Sheriff's Department.

We have asked for, and received to some extra attention. Two members of this board were pulled over by a Sheriff's Deputy while assessing some repairs to be effected at the park from our car at night. While we were slightly embarrassed by the attention, we couldn't thank the Deputy enough for keeping an eye on our park.

Now we need you to help us keep our eyes open. It's not necessary to try to stop any acts or even identify anyone committing any acts, just note the time and damage and call the police and them let us know so that we can document it for our own records.

Together we can focus more attention on our neighborhood and "take a bite out of the crime".



Our recent home decorating contest was a wonderful success, the neighborhood was simply breathtakingly beautiful. Unfortunately, the beginning night of the contest was marred by a group of males traveling around in a car damaging people's decorations.

One homeowner got a fairly good look at the vehicle used and made a report to the police, who will compare the description of the car to any pulled over within the neighborhood. At least three homeowners were unable to participate fully in the contest due to the destruction of their decorations.

One young male was viewed from the side while returning to the vehicle after vandalizing some decorations on Asher Road. The police also have a description of him and will be on the lookout.

Spring Improvements on the Way!

As the warmer weather approaches, we'll be looking to make some improvements to the common areas of the neighborhood. While it may seem that the HOA dues keep going up, we actually have very little in the way of funds to keep making our shared space more enjoyable and safer for everyone.

One of the improvements we're looking to effect this year is the possibility of repairing/replacing the fencing in and around the park area.

We are openly soliciting businesses and individuals who might be interested in replacing or repairing or

fencing.

Please call 301-884-7297 and we will get back to you with the specifications you need to place a bid.

For all others who may have equipment or special skills, we are attempting to build a data-base of qualified businesses and people who might be able to provide a service.

Please call us at 301-884-7297 and leave your name and number along with the skill set you would like to share with us.



During these cold months we were able to put a new roof on the pavilion at the playground.

The new roof is guaranteed for 25 years and is a beautiful shade of green that blends perfectly with the park area.

The old roof was leaking and had suffered a great deal of damage.

In addition to looking better, the new roof is vented, allowing the warm air to rise up and out the top of the pavil-

New Roof at the Pavilion

ion. Hopefully, this will allow cooler air to circulate during the warm summer months.

This will be followed up with the replacement of some of the roof boards underneath the top of the pavilion as time and finances permit.

Unfortunately, during these cold months, vandalism has marred the newly painted floor of the pavilion.

It would appear that a dirt bike or small motor cycle was used to make "skid marks" in a circular pattern on the floor of the pavilion.

As a reminder to parents

within the neighborhood dirt bikes, ATVs, and golf carts, etc, are not legal vehicles and cannot be operated on the streets of the neighborhood.

We would also like to remind parents that the riding of these motorized vehicles is strictly prohibited at the park/playground area.

Damages caused by these vehicles will be the responsibility of the parents should be minor be caught operating on the property.

SPRING CLEANING IS ON THE WAY

With the arrival of warmer weather, it's time to start cleaning up winter's heavy toll on our yards. We all want our neighborhood to look and feel beautiful, please do your part to help keep us clean and safe. Now is the perfect time to get rid of debris and waste that has accumulated during the cold and inhospitable months of winter.

If you are a leaf burner, please be mindful of your neighbors who may have breathing problems and try to burn late in the day when they are most likely tucked safely within their homes. Stay with your fire, tending it carefully with a hose at the ready. And most especially, do not use an accelerant to start your fire, this can quickly burn out of control. It is preferred to use a burn-barrel or some other type of fire-safe container with a screen top that prevents small pieces of debris, while on fire, from taking flight and landing on someone or something beyond your reach, such as your roof or even your neighbor's car.

OUTSTANDING DUES TO GO TO COLLECTIONS

It is unfortunately that some homes within the neighborhood have chosen not to pay their homeowners' association dues, since this is the only form of income for the association, we are now forced to take further action.

It is unfair to our diligent homeowners' who pay their dues to carry the burden of the entire neighborhood.

Your dues are used to provide programs for our neighborhood only and to keep our common areas safe and attractive. We strive to meet as many needs as possible and to answer all questions concerning dues that are presented to us.

The board is in the process of negotiating with both a collection agency and an attorney to place liens on properties that are delinquent in their payments. What this means for the homeowner is an inability to sell their home, an obligation to the estate in the event of death, a negative mark on their credit (that

will be updated annually), and additional costs added to the amount already owed. These costs will include the attorney's fees, filing costs, and postage for the notice, printing fees for the legal notice in the paper and reasonable administrative costs associated with the filing.

We are loathe to take these actions and would much rather work out a payment plan, resolve any questions about balances or answer any questions these homeowners have. When you receive this year's statements in the mail, please call us at 301-884-7297 and leave a message, someone will call you back within 36 hours to talk about your account.

The law mandates our procedures and that we exist, if you do not feel that you are benefiting from our efforts, please let us know how we can better serve you, our goal is to be an effective homeowners' association and we can only do that with everyone's help

With the time change, please remember that more children will be out and at play during the hours that you are returning home in the evening, please follow the speed limit and keep your eyes open. Our children are depending on you!

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BULK RATE
U.S. POSTAGE
PAID
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COUNTRY LAKES HOMEOWNERS ASSOCIATION

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DUES RELATED INFORMATION:

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Visit us on the Web!

www.clha.org

Find copies of the governing documents
and all the latest news at the updated web-
site! Visit often!

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