

January 2026

COUNTRY LAKES HOMEOWNERS ASSOCIATION

NEWSLETTER

PO Box 632 Mechanicsville, MD 20659

1st Quarter Newsletter: January – March

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Winter is upon Country Lakes, and it's time to prepare for snowfall, icy and slippery conditions, and colder temperatures. Be sure to keep your home warm and stay healthy by practicing good hygiene—such as washing your hands regularly—and staying hydrated. Test smoke and carbon monoxide detectors and replace batteries as needed during the winter season.

2026 Board of Directors

Position	Name
President	Andrew Therrien
Vice President	Elaine Green
Treasurer	Jim Loveless
Secretary	Quiana Johnson Ball

St. Mary's County Sheriff's Office

Members are encourage to keep doors locked while at home whenever possible and to lock automobiles doors when parked. There have been a few cases of people going through automobiles at night and people walking into member's homes. Keep outside bright with LED.

Protect yourself and your property.

throughout all roads in Country Lakes. Speeders are also passing school buses as they are loading and unloading school kids. Members are complaining and taking pictures and videos of speeders, and police are looking and acting. Please email The CLHA officer at edward.evans@stmaryscountymd.gov with your pictures and explanation as to why you are emailing the pictures.

Slow Down, Drive Careful, Protect Our Neighborhood.

See Something, Say Something

The Country Lakes Park parking lot has been paved, striped, and now includes installed car stops. Many unwanted actions are occurring within our community, and cameras are picking it up. All events captured on camera are turned over to the Sheriff's Office, and the individuals involved have faced appropriate actions.

Please help keep our community: if you see something, say something. Call the non-emergency number for the Sheriff's office at 301-475-8008 or send an email edward.evans@stmaryscountymd.gov

Dues Management

Country Lakes annual dues statements will be mailed in early June, with full payment due by July 1. The 2026 annual dues amount is \$75.25.

The Board and Dues Manager send reminder statements in the mail throughout the year to any accounts that are past due. We kindly remind all homeowners that annual dues are each member's responsibility and help support

Code Enforcement

Winter time is upon us and time where the County will be checking for automobiles with no tags. It is unlawful to store any automobiles on your property that are not tagged. Any vehicle or trailer that is not for sale, visibly being repaired, must be covered or must have a tag. Also, members are not allowing people to live in campers on their property. This rule is in the CLHA covenants.

the ongoing care and operation of our community. The easiest way to submit payment is by mailing a check to the Country Lakes mailing address when you receive your statement. Many banking institutions also offer convenient online bill-pay services that will send a physical check on your behalf. Accounts that remain delinquent after this date may be referred to the Association's collection attorney. Once an account has been placed with legal

counsel, future payments and questions must be handled directly through the attorney's office.

Questions about your dues please contact the Property Manager at 301-884-7297 or PropertyManagementCLHA@gmail.com.

As the Association does not maintain a physical office, messages will be returned as promptly as possible.

Board meetings

Held monthly on the second Tuesday of each month. During the summer months, meetings are held in person at the park pavilion at 6 PM. During inclement weather and throughout the winter months, meetings are held via Zoom. For meeting details or to request the Zoom link, please email InfoCountryLakesHOA@gmail.com

Lighted Sign Rental – **Highlight** your special event (Happy Birthday , Happy Anniversary, Congratulations , Happy Graduation, etc.) by posting it on the lighted sign at the park. Sign rents for \$5.00 for a 24-hour period and can be rented for up to five (5) days. Members must have dues paid in full. All rentals are at the discretion of the board for approval. Please Email: Infocountrylakeshoa@gmail.com to reserve you sign now.

Walking Path Around Park – Under no circumstances are any motorized equipment allowed to be on the pathway, or in the park/playground area. The CLHA Board encourages any suspicious misconduct in the park area, are encouraged to call the police. Non-Emergency number (301) 475-8008.

Newsletter – Will be published January, April, July, & October.

Park Pavilion- Country Lakes residents are welcome to reserve the park pavilion for personal events. The only requirement is that your HOA dues are paid in full. Please send all reservation details to: infocountrylakeshoa@gmail.com

Upcoming 2026 Events

- **Spring and Fall Clean-Up** – On April 11 and September 26, 2026 from 8am– Until (Around Noon) This event will start at the park as people are placed in groups to clean a designed area. Anyone who is interested in helping to clean up, pick-up, this event is asked to contact infocountrylakeshoa@gmail.com. Gloves & trash bags will be provided along with snacks and drinks. If your high school child needs community credit towards graduation, this is a great way to receive community credit. People need to pick up trash along the roadway within Country Lakes. All are welcome to help.
- **Yard Sale** – April 25, and October 3, 2026 at 7am CLHA will advertise this event along with placing an ad on the lighted sign. You can set up in the parking lot or post signs along roadway, or place balloons heading to your home. SO, Get Ready, your trash is someone else's treasurer! Also, please pick up your signs after event is over.
- **National Night Out** – August 4, 6pm – 8pm The CLHA Board will be reaching out to many local organizations to see if they will participate in the 2026 NNO. St. Mary's Sheriff's Department, Maryland State Police, St. Mary's County Parks & Recreation, St. Mary's County Fire Department, St. Mary's County Rescue Squad, SMECO, and more. The board will be reaching out for Food Vendors to attend NNO 2026 for all your food and drink needs at your expense.
- **Scouting For Food** – November 7, 10am – 2pm Scouting for Food WHERE: Country Lakes parking lot. WHAT: Non-perishable, unexpired food items WHO: Scouts BSA Venturing Crew 1785 WHY: To help those in need in our local community Visit us at - facebook.com/crew1785
- **Annual Board Elections** – Board Elections, November 8, 2pm At the Pavilion starting at 2 pm. This annual election is to elect new officers for 2027. Elected are President, Vice President, Secretary, and Treasurer. The board is made up of four (4) executive board members and twelve (12) voting members at the monthly board meeting. All others are invited to the open meeting but are not eligible to vote. All members have the right to vote at the Annual meeting and special meetings. To qualify for an executive position, you must be on the board for not less than one (1) year.

- **Santa's Visit** – December 13, 12pm – 2pm
Santa will be at the Pavilion to wish all the good children “Merry Christmas”. Santa will have a conversation with each child.
Bring your camera to get that special picture of this great event. Hot Chocolate and Hot Cider will be provided.

Ending Results of 2025 Events:

- A. **Yard Sale** – With the rain date having to be used the following Saturday, the members finally got through the yard sale. Talking with the members who did participate, this went well. Thank you to those that participated and helped!
- B. **National Night Out** – Oh My GOD, thank you for the better weather we had as not having to deal with the extreme heat. So many members and their family came out to enjoy a wonderful evening with so many services that also came out to talk and hand out trinkets for anyone that wanted them. Kids games were played, food was served, drinks were available, neighbors met other neighbors for the first time, and everyone was left in high spirits and smiling. Professional Organizations from St Mary's County that came out were MedStar St. Mary's Hospital, Department of Natural Resources (DNR), St. Mary's Hospital Department of Cancer & Stroke, St. Mary's County Crime Solvers, St. Mary's Rescue Squads, St. Mary's Fire Department, St. Mary's Animal Control, St. Mary's Sheriff's Department, Maryland State Police - Trooper 7 arrived later and greeted by so many. Thank you, volunteers, board members, and professionals, for helping to entertain the 300 plus that attended. This would never work without everyone taking part. THANK YOU!!!
- C. **Yard Sale** – The Fall yard sale was very successful as many members had yard sales at their home, and many turned out to be set up at the park. Thank you to all who also picked up their methods of advertisement.

D. **Trunk or Treat** - Truck or Treat had 6 automobiles handing out treats. About 80 treaters came through to receive treats. The people that did participate had a wonderful time, anything to keep the kids happy! The board is unsure why attendance was so low as in past years. Price of candy? Kids are not so young any longer? The neighborhood is turning into older generation? We will talk about how to move forward at the upcoming meetings.

E. **Scouting For Food** – The board has not heard any comments as to how this event did this year.

F. **Meet and Greet** – The Meet and Greet did take place with four members and the board at the pavilion. With not having a quorum present, the board ran another 30 days' notice advising a new date for the board election. On the new date for the elections there was not a quorum present, but the lawyer stated we could have the election as in past years because there has never been a quorum for the election. This event is advertised in the quarterly newsletter, 60-day notice given in the Bay Net, and Lighted sign. Election results: **President** – Andrew Therrien, **Vice President** - Elaine Green, **Treasurer** – Jim Loveless, **Secretary** – Quiana Johnson Ball - Appointed

G. **Santa Visit at The Park** – Thank you to all who attended and had a chance to talk to Santa Claus. This event happened on a very cold day and attends was low. In past years the board has moved this event to Christ Church in Chaptico MD, but there were no attends. Candy canes were given to each child, and hot chocolate or hot cider was given to all who wanted. There were also activities for the little ones if they wanted.

H. **Home Christmas Decorating Contest** - The winning homes for doing a wonderful job making their homes look like Christmas are: 27090 Mill Seat Drive, 37069 Asher Road, & 26975 Cox Drive.

Country Lakes HOA – Contact Information

 Phone: 301-884-7297

 Mailing Address:

COUNTRY LAKES HOMEOWNERS ASSOCIATION
P.O. Box 632
Mechanicsville, MD 20659

General Information & Questions:

 InfoCountryLakesHOA@gmail.com

Dues Management:

PropertyManagementCLHA@gmail.com

Facebook:

www.facebook.com/61581724087938

As the Association does not maintain a physical office, messages will be returned as promptly as possible. When leaving a voicemail, sending an email, or messaging please include your name, property address, and contact information. Messages are typically reviewed on Sundays, with follow-up the following week. Please remember to check your spam or junk email folders. If you have not received a response within two weeks, kindly follow up by phone and email.

Thank you and have a Great Winter!

Jim / The CLHA Board

Important Phone Numbers – St. Mary's County

Service	Phone	Service	Phone
Emergency (Police / Fire / Rescue)	911	Sheriff – Non-Emergency	301-475-8008
Volunteer Fire Department	911	Volunteer Rescue Department	911
Charlotte Hall Library	301-884-2211	Leonardtown Library	301-475-2846
Lexington Park Library	301-863-8188	Health Department	301-475-4330
Animal Control	301-475-8018	Board of Elections	301-475-4200
Highways	301-475-4200 ext. 3540	METCOM	301-737-7400
SMECO (Power Outages)	1-888-440-3311		



Important Safety Notice from SMECO

SMECO has issued a warning to all members in St. Mary's County and surrounding areas regarding unsafe and illegal use of utility poles.

The following actions are NOT permitted:

- ✗ Posting signs on SMECO electric poles
- ✗ Attaching support posts to SMECO poles
- ✗ Attaching wiring, cables, or any materials to SMECO poles

These actions are against the law, and individuals responsible will be held accountable.

Shown are three safety violations (as referenced by SMECO).

Please help keep our community safe by following these regulations and reporting unsafe conditions when observed.

