

# **Forrest Farm**

FORREST FARM HOMEOWNERS ASSOCIATION

P.O. BOX 756

HOLLYWOOD, MD 20636

[www.forrestfarmshoa.com](http://www.forrestfarmshoa.com)

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December 1, 2019

Dear Homeowner,

Enclosed is your 2020 Annual assessment invoice. There will be no annual dues increase for 2020. The dues will remain at \$460 for the year. Late fees will be assessed at \$30 as allowed by the Maryland Homeowners Association Act<sup>1</sup>. (2020 fee schedule attached)

We again thank all our committees and community volunteers that keep our facilities in full use. This year with the support of the Pool Committee, the Sharks swim team again used the Forrest Farm pool for practice. The majority of team membership is from Forrest Farm. The Eagle Scouts, with aid from the Athletic/Field Committee, added a Gaga (dodge ball pit) for use by our residents. With the leadership and proposals from volunteers, residents were able to participate in the Easter Egg Hunt and the 1<sup>st</sup> Labor Day weekend pool part and movie night events.

As an all-volunteer self-managed community, we are grateful for all of our committees' efforts and the community volunteers that keep our facilities in full use, as well as, volunteering their time for minor repairs and maintenance as needed. The Board administers the business needs of the association providing oversight to the community and committee needs. The commitment, involvement, and personal care by volunteers from within our neighborhood is critical to keeping Association costs low while serving genuine needs of our community. Every year, there is a concern that we will have to turn these responsibilities over to an outside organization. This external administration would come at a substantial cost in dollars and probably a bigger cost in personal interest and intimacy with the needs of our community. We encourage homeowners to stay involved and keep our community self-managed.

As an early reminder, the annual meeting of the Forrest Farm Homeowners Association will be held on Thursday, January 30, 2020 at 7:00 p.m. at the Forrest Farm Community Center. The HOA will be required to fill two (2) open positions at this meeting. If you are interested in being on the Board, please contact any of the Board members for more information at the email [bod@forrestfarmshoa.com](mailto:bod@forrestfarmshoa.com).

Best regards,

Board of Directors  
Forrest Farm Homeowners Association

<sup>1</sup> Maryland Homeowners Association Act §11B-112.1, pg 28.

<sup>1</sup> Liber 237 folio 290: Forrest Farm Declaration of Covenants, Conditions and Restrictions (XII) (16) Maximum Annual Assessment (b)

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<sup>1</sup> Maryland Homeowners Association Act §11B-112.1, pg 28.

## **Forrest Farm Homeowners Association, Inc.**

**Dear Property Owner:**

Please be advised that your account may be charged additional administrative fees as outlined below, per the approval of your Board of Directors. In any instance noted below, you are required to remit all related fees to keep your account current and avoid collection action with the association's attorney. **2020 Dues Assessments are due by 1/15/2020.**

**Collection costs:**

Payment Received After		January 31, 2020		
Annual Assessment	Penalty	Interest	Total Due	
\$ 460.00	\$ 30.00 *	N/A	\$ 490.00	
Payment Received After		February 28, 2020		
	Penalty	Interest	Total Due	
	\$ 30.00 *	\$ 7.35	\$ 527.35	
Payment Received After		March 31, 2020		
	Penalty	Interest	Total Due	
	\$ 30.00 *	\$ 7.80	\$ 565.15	
Payment Not Received By		April 15, 2020		
Delinquent accounts turned over to HOA lawyer. Homeowner will then incur additional penalties, interest and legal fees. The HOA will charge a \$150/incident legal referral in addition to the late fees described above.				
* Maryland Homeowners Association Act: § 11B-112.1. Late charges. The declaration or bylaws of a homeowners association may provide for a late charge of \$ 15 or one-tenth of the total amount of any delinquent assessment or installment, whichever is greater, provided the charge may not be imposed more than once for the same delinquent payment and may be imposed only if the delinquency has continued for at least 15 calendar days				

**Administrative costs:**

<b>Re-bill (replacement bill) -</b>	<b>\$5.00 per incident</b>
(One invoice is mailed, once per year. All requests for a duplicate billing must include payment for each re-bill)	
<b>Return check charge -</b>	<b>\$35.00 per incident</b>
(This fee must be included with payment. After 2 <sup>nd</sup> incident, personal checks will no longer be accepted)	
<b>Assessment Certificate/Title Transfer fee -</b>	<b>\$250.00 per request</b>
(All requests from homeowners, title companies, mortgage companies, etc., will require payment for verification of homeowner's account balance, per the Declaration of Covenants). This fee includes providing the required HOA documents if required.	

**Resale of property:**

Please be advised that all homeowners must comply with Maryland law, Section 11B-106, of the Annotated Code of Maryland, regarding resale of property as follows:

The Seller must provide the Purchaser with a resale package, which will include all association information, legal issues and covenant violations (see section 11B-106) on, before, or within 20 days of entering into a contract for resale of the property.

The Seller is required to notify the homeowner's association in writing within 30 days after settlement and provide the property transfer date and the new owner information.