



Abaris Realty, Inc.
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MEMORANDUM

TO: CLARKSBURG RIDGE HOA HOMEOWNERS

FROM: SHIREEN AMBUSH, PCAM, CPM
 PROPERTY MANAGER

DATE: OCTOBER 18, 2021

RE: APPROVED 2022 BUDGET

The Clarksburg Ridge HOA Board of Directors met on October 14, 2021 at which time they voted to adopt the 2022 budget for the Association which was previously mailed to all homeowners. Enclosed is the final, approved budget for your records which goes into effect on January 1, 2022. The budget reflects a nominal 2% increase in the HOA fee for next year. The monthly fees will be as follows:

Townhomes:	\$114.00
Single Family:	\$ 84.00

RENTAL LEASES:

The HOA governing documents require that all owners who are renting their homes provide the HOA with a copy of the lease and that the approved HOA Lease Addendum is executed along with the lease. Every January, the HOA will require all owners who are renting their homes to submit a copy of the current rental lease and executed Lease Addendum to Abaris Realty. **Accordingly, all non-resident homeowners are hereby notified to submit a copy of the rental lease and executed HOA Lease Addendum to Abaris Realty if the home is rented no later than January 15, 2022. Those owners who fail to comply with this requirement will be subject to further enforcement action as specified in the HOA governing documents.**

PARKING REMINDERS:

We continue to observe vehicles being blatantly parked illegally in marked “NO PARKING” areas along the streets and on the grassy areas adjacent to the single-family home garages. The HOA has hired the services of a private security contractor that employs off-duty Montgomery County Police officers who will issue tickets to vehicles parked illegally. In cases where the vehicle is posing a safety hazard, towing will be enforced. It is also very important to abide by the NO PARKING signs for on-street parking within the community. This will allow for the County snow plows to have full access to clear the snow in an efficient manner without having to maneuver around illegally parked vehicles. This time of year, we understand residents will be having more visitors than usual and we ask that you make sure all resident and guest vehicles are parked in compliance with the parking rules and regulations. We would regret anyone having their vehicle ticketed or towed during the holiday season.

SIDEWALK SNOW REMOVAL:

All single-family homeowners are reminded of the County’s law that requires you to clear any County owned sidewalk that abuts your lot of snow/ice within 24 hours after the storm ends.



COMMISSION ON COMMON OWNERSHIP COMMUNITIES:

Please see the enclosed flyer containing information about the Montgomery County Commission on Common Ownership Communities. This annual notification is required per Montgomery County law.

BOARD MEETING DATES IN 2022

In 2022 the virtual Board meetings will be held on the second Thursday of every other month at 7:00 p.m. via WebEx during the months of February, April, June, August, October and December. Homeowners are welcome to participate in the meetings by phone using the following link or call instructions:

<https://abarisrealtyinc.my.webex.com/meet/sambush>

Dial In Number: 1-408-418-9388
Access Code: 791 064 079

If you should have any questions regarding the budget, please feel free to attend an HOA Board meeting or you may also contact me directly at the letterhead number above. On behalf of the Board, I hope you are all staying safe and well.

**CLARKSBURG RIDGE HOA
APPROVED 2022 BUDGET**

					6 MONTHS	APPROVED	APPROVED	
AUDIT	AUDIT	AUDIT	AUDIT	AUDIT	ACTUAL	BUDGET	BUDGET	
2016	2017	2018	2019	2020	2021	2021	2022	
					Acct. Revenues:			
					Assessments	2% Increase		
\$ 157,111.00	\$ 164,968.20	\$ 173,222.40	\$ 173,210.28	\$ 177,336.00	41080 Homeowner Assoc Fee	\$ 91,496.00	\$ 177,336.00	\$ 180,883
\$ 2,135.32	\$ 2,625.00	\$ 2,940.00	\$ 2,595.00	\$ 343.00	41400 Late/Interst Fees	\$ 420.00	\$ 2,000.00	\$ 2,000
\$ 2,141.15	\$ 2,171.30	\$ 1,319.98	\$ 2,221.10	\$ 1,446.45	41440 Legal Fees	\$ 482.00	\$ 2,000.00	\$ 2,000
\$ (25.00)	\$ 1,050.00	\$ 1,753.10	\$ 1,400.00	\$ 365.93	41560 Miscellaneous	\$ 1,220.00	\$ 1,500.00	\$ 1,500
\$ 161,362.47	\$ 170,814.50	\$ 179,235.48	\$ 179,426.38	\$ 179,491.38	Total Assessments	\$ 93,618.00	\$ 182,836.00	\$ 186,383
					Other Revenue			
\$ 1,465.35	\$ 1,832.91	\$ 2,188.10	\$ 2,995.11	\$ 1,605.41	43020 Interest Revenue	\$ 163.00	\$ 2,200.00	\$ 1,000
			\$ 25.00	\$ (50.00)	43920 NSF Cost	\$ (50.00)		
\$ 1,465.35	\$ 1,832.91	\$ 2,188.10	\$ 3,020.11	\$ 1,555.41	Total Other Revenue	\$ 113.00	\$ 2,200.00	\$ 1,000
\$ 162,827.82	\$ 172,647.41	\$ 181,423.58	\$ 182,446.49	\$ 181,046.79	TOTAL REVENUES:	\$ 93,731.00	\$ 185,036.00	\$ 187,383
					Expenses:			
					Administrative			
\$ 24,150.00	\$ 24,150.00	\$ 25,326.00	\$ 25,326.00	\$ 27,000.00	50020 Management Fees	\$ 13,500.00	\$ 27,000.00	\$ 28,500
\$ 2,376.50	\$ 2,192.55	\$ 3,213.35	\$ 4,345.60	\$ 4,613.55	50040 Legal	\$ 630.00	\$ 5,000.00	\$ 5,000
\$ 2,043.25	\$ 2,230.00	\$ 2,230.00	\$ 2,550.00	\$ 2,702.00	50060 Accounting/Audit	\$ 2,829.00	\$ 2,900.00	\$ 3,000
\$ 1,216.80	\$ 3,182.15	\$ 2,598.81	\$ 3,408.67	\$ 3,434.69	50120 Postage/Printing	\$ 1,661.00	\$ 3,500.00	\$ 3,500
\$ 1,620.00	\$ 3,240.00	\$ 3,240.00	\$ 3,240.00	\$ 3,816.00	50190 Community Inspections		\$ 3,888.00	\$ 4,212
\$ 2,002.15	\$ 1,998.63	\$ -	\$ -	\$ -	50380 Bank Fees		\$ 100.00	\$ -
\$ 810.00	\$ 810.00	\$ 810.00	\$ 405.00	\$ 810.00	50590 Montg. Co. Assmt.		\$ 810.00	\$ 810
					50620 Reserve Study	\$ 1,800.00	\$ 2,000.00	\$ -
\$ -	\$ -	\$ -	\$ -	\$ -	50710 Community Activities	\$ 958.00	\$ -	\$ -
			\$ 200.00	\$ 1,302.14	50830 Website		\$ 1,000.00	\$ 1,000
\$ 614.76	\$ 587.97	\$ 2,146.46	\$ 4,437.77	\$ (3,489.21)	50880 Bad Debt		\$ -	\$ -
\$ 1,054.50	\$ 1,571.20	\$ 2,042.16	\$ 2,431.21	\$ 1,400.00	50980 Miscellaneous	\$ 350.00	\$ 2,000.00	\$ 2,000
\$ 35,887.96	\$ 39,962.50	\$ 41,606.78	\$ 46,344.25	\$ 41,589.17	Total Administrative	\$ 21,728.00	\$ 48,198.00	\$ 48,022
					Contracted Services			
\$ 9,120.24	\$ 9,542.36	\$ 9,742.24	\$ 9,597.24	\$ 9,597.24	52020 Trash	\$ 4,799.00	\$ 11,000.00	\$ 10,000
\$ 34,500.00	\$ 35,619.00	\$ 36,783.70	\$ 36,965.00	\$ 38,070.00	52040 Grounds/Landscaping	\$ 16,000.00	\$ 38,070.00	\$ 40,000
	\$ 325.00	\$ -	\$ 873.00		52060 Exterminating		\$ 500.00	\$ 500
\$ 15,815.20	\$ 2,484.11	\$ 6,641.67	\$ 19,064.32	\$ (1,807.50)	52280 Security		\$ 10,000.00	\$ 5,000
\$ 13,335.35	\$ 10,664.13	\$ 11,024.73	\$ 10,663.78	\$ 10,637.28	52300 Cleaning	\$ 4,686.00	\$ 11,500.00	\$ 11,500
\$ 30,081.00	\$ 16,524.00	\$ 16,946.00	\$ 14,963.50	\$ 2,242.00	52320 Snow Removal	\$ 28,591.00	\$ 20,000.00	\$ 23,000
\$ 102,851.79	\$ 75,158.60	\$ 81,138.34	\$ 92,126.84	\$ 58,739.02	Total Contract Services	\$ 54,076.00	\$ 91,070.00	\$ 90,000
					Maintenance Repairs			
\$ 11,716.00	\$ 4,502.50	\$ 2,832.00	\$ 7,290.00	\$ 3,670.00	53260 Grounds/Landscaping	\$ 400.00	\$ 5,500.00	\$ 5,500
\$ -	\$ -	\$ 575.00	\$ 3,305.00	\$ 925.00	53280 Tree Care	\$ 550.00	\$ 2,000.00	\$ 2,000
	\$ 3,496.47	\$ 3,533.41	\$ 3,056.46	\$ 3,417.81	53340 Dog Waste Station	\$ 2,064.00	\$ 4,000.00	\$ 4,000
\$ 808.07	\$ 595.11	\$ -	\$ 2,801.45		53420 General Repairs	\$ 2,404.00	\$ 668.00	\$ 1,000
\$ 12,524.07	\$ 8,594.08	\$ 6,940.41	\$ 16,452.91	\$ 8,012.81	Total Mainten. Repairs	\$ 5,418.00	\$ 12,168.00	\$ 12,500
					Insur, Taxes, License			
\$ 4,327.93	\$ 4,154.71	\$ 4,373.56	\$ 4,882.25	\$ 4,272.88	59100 Insur-Master Policy	\$ 763.00	\$ 4,500.00	\$ 5,021
\$ (2.00)	\$ -	\$ -	\$ -	\$ -	59200 Insur-Workmen's Comp			
\$ -	\$ -	\$ 81.00	\$ 268.00		59300 Taxes-Corp Inc. Taxes		\$ 500.00	\$ 100
		\$ 1,474.99	\$ 1,545.39	\$ 1,631.50	59400 Real Property Taxes		\$ 1,600.00	\$ 1,740
\$ 1,344.13		\$ 17.29			59500 Taxes-Other		\$ -	\$ -
\$ 5,670.06	\$ 4,154.71	\$ 5,946.84	\$ 6,695.64	\$ 5,904.38	Total Ins, Tax, License	\$ 763.00	\$ 6,600.00	\$ 6,861
					Replacmnt. Reserves			
\$ 19,081.00	\$ 22,000.00	\$ 27,000.00	\$ 27,000.00	\$ 27,000.00	63110 Replacement Reserves	\$ 13,500.00	\$ 27,000.00	\$ 30,000
\$ 19,081.00	\$ 22,000.00	\$ 27,000.00	\$ 27,000.00	\$ 27,000.00	Total Repl. Reserves	\$ 13,500.00	\$ 27,000.00	\$ 30,000
\$ 176,014.88	\$ 149,869.89	\$ 162,632.37	\$ 188,619.64	\$ 141,245.38	TOTAL EXP. & RES.	\$ 95,485.00	\$ 185,036.00	\$ 187,383
\$ (13,187.06)	\$ 22,777.52	\$ 18,791.21	\$ (6,173.15)	\$ 39,801.41	NET INCOME/(LOSS)	\$ (1,754.00)	\$ -	\$ (0)
					2021 Fees	2022 fees		
					Townhomes	\$112 per month	\$114 per month	
					Single Family Homes	\$82 per month	\$84 per month	



Montgomery County
Commission on Common Ownership Communities Department of Housing & Consumer Affairs
1401 Rockville Pike, 4th Floor Rockville, Maryland 20852
www.montgomerycountymd.gov/ccoc or ccoc@montgomerycountymd.gov

Annual Notice

We Want You to Know About The Montgomery County Commission on Common Ownership Communities

Montgomery County recognizes that a substantial proportion of all its citizens now live in condominium, cooperative, and homeowner associations, generally called "common ownership communities." In order to serve better the special needs of these communities, to act as their advocate, and to maintain and improve the quality of life in these communities, the county created the **Commission on Common Ownership Communities**, operating under the authority of Chapter 10B of the Montgomery County Code.

The commission has 3 basic duties:

Education: The commission provides free information to both members and governing bodies about their rights and duties under Maryland law, as well as advice on how to properly operate the association, and avoid complaints. Among other tools, it offers a "Manual and Resource Guide" for boards of directors, and detailed information on such topics as architectural control, assessments, and meetings – all of which can be found on the commission website. It publishes a newsletter summarizing recent developments affecting common ownership communities.

Legislation: The commission advocates for common ownership communities concerning proposed laws and regulations at the local and state level.

Dispute resolution: The commission can hear and resolve certain disputes between members of the communities and their governing bodies, and its decisions are legally binding on the parties. Copies and easy-to-read summaries of its decisions are posted on its website and reviewed in its newsletter.

The commission is composed of 15 volunteers who are appointed for three-year terms. Eight members must be residents of common ownership communities and the other seven must be professionals who work with the communities, such as property managers, lawyers, developers, and realtors. Every fall, the county publishes a request for applicants to the commission to replace those whose terms are due to expire.

For more information on the Commission and its services, or to contact staff:
www.montgomerycountymd.gov or ccoc@montgomerycountymd.gov

If you have questions or need advice, the CCOC prefers to be contacted by email at:
CCOC@montgomerycountymd.gov