



The Homeowners' Association newsletter for  
**THE GABLES AT LAWYERS' HILL**  
ELKRIDGE, MARYLAND



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**Tree and Shrub Pruning**  
The Architectural Committee will be holding its annual tree and shrub pruning project this January. Please send an email to Brenda Schweiger if you would like to get a quote. This year we are trying a new company for this event. The more neighbors who sign up the cheaper our quote will be.  
[bkschweiger711@gmail.com](mailto:bkschweiger711@gmail.com)



Please welcome our new neighbor  
on Latchlift Ct.  
The Fawzy family



The Gregg family had their baby boy  
Mid November.

## ATTENTION HOMEOWNERS

HOA  
Meeting



The Gables at Lawyers Hill Association will be holding its Annual Members Meeting December 7, 2021, at 7:00 pm. At Stained Glass Pub in the basement meeting room. Starting at 6:30pm we will host a social with appetizers and beverages. The Annual Meeting will start at 7:00 pm  
Please plan to attend



### New Board Members Needed for 2022

The Board is recruiting for new Board members to join our Board next year for 2022. Please see page 5 for Board member responsibilities and email the Board at [gablesboard@thegablesinfo.com](mailto:gablesboard@thegablesinfo.com) if you are interested.  
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### Annual Inspections

The Architectural Committee completed its Annual Inspections in October. For the most part we noticed some nice updates. There were some minor maintenance issues.

However, we did have some noncompliance issues this year that we feel will be resolved.

Letters have been sent out via email. If you have not received your letter, please contact the Architectural Committee.

[archcomm@thegablesinfo.com](mailto:archcomm@thegablesinfo.com)



## The Gables at Lawyers Hill Annual Meeting Agenda

**Location:** Stained Glass Pub 6751 Dorsey Rd. Elkridge, MD 21075 (Basement)

**Members Social-** 6:30- 7:00- Appetizers and refreshments will be served

**1. Opening Comments-** Brenda Schweiger- 7:05-7:10

- a. Please reserve comments to the end of speaker's presentation

**2. Welcome Committee Introduction-** Laurie Tarsia 7:10- 7:15

**Members:** Fern Nerhood, Chris Matney, Susan Lavin, Angela Shiplet, & Laurie Tarsia

**Welcome New Neighbors:** Please welcome Shaker Fawzy and family to Latchlift Ct.

**3. Attendance confirmation-** Angela 7:15- 7:25

- a. Do we have a quorum? Angela
- b. All Neighbors introduce themselves
- c. **Introduction of current board members Current Board:**

*President – Brenda Schweiger- 1 yr. remaining*

*Vice President – Mike Wolek- term expired*

*Treasurer- Bev Johnson- 1 yr. remaining*

*Secretary- Angela Shiplet- 1 yr. remaining*

*Member at Large- Ashley Gerrity- term expired*

**4. Website and Facebook Report - Brenda & Angela 7:25- 7:30**

- a) Welcome Erik Gregg & Liz Culbertson to the group
- b) New email client for our HOA

**5. Architectural Committee Report –Brenda Schweiger- 7:30- 7:45**

*2021 yearend report has been submitted to the Board for our last quarter minutes.*

- a. 2021 accomplishments
- b. 2022 projects
- c. Annual inspections

*Thank you to all members helping to keep our community looking beautiful:*

*Karen Munter, Emile Paul, Erik Gregg, Kathy McCrory, Kristy Mumma, Jay Sandusky, Brenda Schweiger and Mark Shiplet (Mark Shiplet will be retiring his position at the end of this year)*

**6. Treasurer's Report – Bev Johnson- 7:45- 8:05**

- a. 2021 Summary
- b. 2022 Proposed Budget
- c. Annual Dues
- d. Allocation of Financial Reserves



**The Gables at Lawyers Hill Annual Meeting Agenda**

**7. LHO Update-** Brenda- 8:05- 8:10

**8. Nominations / Elections:** Brenda Schweiger- 8:10- 8:20

There are currently two seats to fill. Nominations will be taken from the floor. If we have more than two nominations, then we will pass out a paper ballots for voting.

**9. Items up for a vote this year-** Brenda Schweiger- 8:20- 8:25 a. We do not have any items up for vote this year.

**10. Closing comments and new business for next year-** Brenda Schweiger 8:25-8:40  
a) New Street Lamps

**11. Our Next Quarterly Meeting-** January 10, 2022

**11. Adjournment-** 8:45

## 2022 Budget Preliminary



**The Gables at Lawyers Hill HOA  
Calendar Year 2022**

**Preliminary Budget  
Annual Dues**

\$375.00 due by Feb 28  
-or-  
\$350.00 due by Jan 31 (\$25 early payment discount)

**Income**

|  |           |                  |
|--|-----------|------------------|
| Annual Assessments (57x \$350 discount dues) | \$        | 19,950.00        |
| Interest (bank & 1 yr CD)                    | \$        | 62.00            |
| 2021 Income surplus (projected*)             | \$        | 1,634.00         |
| <b>Total Income</b>                          | <b>\$</b> | <b>21,646.00</b> |

**Expenses**

|   |           |                  |
|---|-----------|------------------|
| Community activities<br><i>[Sept Social (250), Halloween (200), Annual Mtg (725)]</i>               | \$        | 1,175.00         |
| Administration - Meetings   | \$        | 200.00           |
| Administration – HOA Insurance  | \$        | 850.00           |
| Administration – Mgmt (letters,copies,misc.)  | \$        | 100.00           |
| Administration – Website  | \$        | 150.00           |
| Administration - Supplies   | \$        | 100.00           |
| Administration - PO Box   | \$        | 146.00           |
| Administration - Postage  | \$        | 60.00            |
| Grounds Maintenance - Lawn & Landscape(incl.water)  | \$        | 14,589.00        |
| Grounds Maintenance - snow removal  | \$        | 1000.00          |
| Grounds Maintenance - Repairs and Maintenance<br><i>[common areas: fence repairs and tree work]</i> | \$        | 1500.00          |
| Taxes - Federal   | \$        | 350.00           |
| Taxes - Property  | \$        | -                |
| <b>Total Expenses</b>   | <b>\$</b> | <b>20,220.00</b> |

|                |    |           |
|----------------|----|-----------|
| Total Income   | \$ | 21,646.00 |
| Total Expenses | \$ | 20,220.00 |
| Difference     | \$ | 1,426.00  |

## 2022 Annual Assessment



January 1, 2022

Dear Gables Homeowner,

**This is notice of the 2022 Annual Assessment for The Gables collected by your HOA.***(Please refer to Section 3 of the G.A.L.H. Articles of Incorporation, and Section 6 of the Declaration of Covenants.)***The Gables' Annual Assessment for 2022 is \$375.**

These dues are not covered by your mortgage escrow and are directly payable by you. Failure to pay may result in a lien against the property.

**Your Annual Assessment payment is due February 28, 2022.**

- an early-payment discount of \$25 (net \$350) applies to dues that are paid before the end of January.
- the full amount of \$375 is due for payments made after Jan. 31<sup>st</sup> but before Feb. 28<sup>th</sup>; and
- as provided for under the Declaration of Covenants, a \$20 late fee penalty is assessed along with additional interest on all payments made after February 28<sup>th</sup>.

\*The payment must be **post-marked by the due date** for the early discount or on-time payment.

The detailed payment timetable for 2022 dues is as follows:

| IF YOU PAY YOUR DUES<br>BY THIS DATE* | YOUR PAYMENT<br>AMOUNT IS |
|---------------------------------------|---------------------------|
| January 31, 2022                      | \$ 350                    |
| February 28, 2022                     | \$ 375                    |
| March 31, 2022                        | \$ 400                    |
| April 30, 2022                        | \$ 405                    |
| May 31, 2022                          | \$ 410                    |

*Please note that \$5 per month interest will continue to accrue until payment is made.*

When paying your Annual Assessment, please

- ✓ **Make your Check or Bill Pay payable to:**
- ✓ **Mail your payment to:**

**The Gables At Lawyers' Hill Association, Inc.**  
**G.A.L.H. Association, Inc.**  
**P.O. Box 8023**  
**Elkridge, MD 21075-8023**

Thank you in advance for your prompt payment. All future payment reminders will be sent to you via e-mail. If you have a new email, please let us know. Any questions or concerns may be directed to The Gables Board Treasurer Beverly Johnson via e-mail at **serr0560b@gmail.com**.

Regards, and Best Wishes for a Happy New Year!

*The Gables at lawyers Hill Board*

G.A.L.H. Homeowners Association, Inc.

The Gables at Lawyers Hill Homeowners Association  
Wants You!

**The Annual Business meeting will be held December 7 at 7pm at Stain Glass Pub. There will be 2 open board positions that need to be filled.** If you would be interested in serving, please attend or let the Board know. Questions are welcome and can be sent to [gablesboard@thegablesinfo.com](mailto:gablesboard@thegablesinfo.com).

Being an HOA board member is a great way to volunteer with your neighbors and actively participate in your community. Self-governing helps to keep our dues reasonable and maintenance expenses under our own control. A proactive, attentive board is an asset to the association members and our neighborhood.

### **Your Board**

The Board manages the HOA monetary funds for income and expenses. It facilitates and oversees the common grounds maintenance and snow removal. It supports the Architectural Committee that conducts annual home inspections to maintain home standards, and therefore our property values. The Board also serves as representation with Elkridge community issues as needed. Besides running the HOA business, the board fosters a sense of community by offering social events.

The HOA board consists of 5, but no more than 7 members. Each member serves a 3-year term. When there is an expired term, new board members are nominated and elected by the community membership at the Annual Business Meeting in December. In January, the Board holds its first quarterly meeting and Officer positions are determined. The Board members meet quarterly to discuss and conduct HOA business.

### **President**

This position provides the Board leadership and supports the Board in coordinating activities and getting tasks accomplished. The President ensures the adherence to our By-Laws and working processes. The primary duties are:

- Preside over all board meetings and establish the agendas
- Approve and sign contracts on behalf of the membership
- Establish committees and support committee chairs
- Oversee administration of the board
- Be the spokesperson for the HOA board and membership

## The Gables at Lawyers Hill Association Wants You!

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### **Vice President**

Attends and participates in all meetings. The Vice-President stands in for the president when they cannot be present. The primary role of the VP is to be prepared to back-up the president if needed. The VP should be knowledgeable about all issues facing the board.

### **Secretary**

The primary duty of the Secretary is to record member voting and the meeting minutes. The minutes are drafted and distributed for Board review. The minutes are finalized and provided to the web master for posting.

### **Treasurer**

The Treasurer attends all meetings and is responsible for:

- Being the custodian of the funds (managing income, expenses, investments)
- Producing accurate and up-to-date financial records
- Presenting a treasurer's report at meetings
- Preparing and submitting an annual budget
- Submitting an annual report on the financial health of the association

### **Member at Large**

The member at large primarily serves as a liaison and spokesperson between the membership and the Board.

- Attend and participate in all Board meetings
- Helps with assignments from the Board President or other Board members as the need arises.
- Help with community decisions pertaining to committees and their tasks

**The governing GALH Documents on the HOA website [www.thegablesinfo.com](http://www.thegablesinfo.com) provide the overall guidance and definitions of the HOA responsibilities and roles.**





## The Gables at Lawyers Hill Homeowner's Association

### GALH Board



**President-** Brenda Schweiger  
**Vice President-** Mike Wolek  
**Treasurer-** Bev Johnson  
**Secretary-** Angela Shiplet  
**Member at Large (1)-** Ashley Gerrity  
**Member at Large (2)** Vacant

### GALH Website and Editing Committee

Liz Culbertson  
Erik Gregg  
Brenda Schweiger  
Angela Shiplet



**Committee Chair-** Brenda Schweiger (acting)  
Karen Munter  
Emile Paul  
Erik Gregg  
Kathy McCrory  
Kristy Mumma  
Jay Sandusky  
Mark Shiplet

### Welcome Committee

Susan Lavin  
Chris Matney  
Fern Nerhood  
Angela Shiplet  
Laurie Tarsia



### Important Emails and Community Closed Facebook Address

GALH Board- [gablesboard@thegablesinfo.com](mailto:gablesboard@thegablesinfo.com)  
GALH Architectural Committee- [archcomm@thegablesinfo.com](mailto:archcomm@thegablesinfo.com)  
GALH Welcome Committee- [welcomcomm@gablesatlawyershill.com](mailto:welcomcomm@gablesatlawyershill.com)  
GALH Facebook Group- Gables at Lawyers Hill  
Little Library- [littlelibrary@gablesatlawyershill.com](mailto:littlelibrary@gablesatlawyershill.com)

