

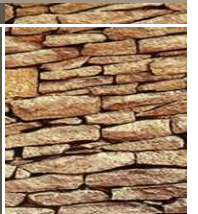
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*HOA Beautification Projects  
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An Insight into your Homeowners Association

## Chelsea Knolls Homeowners Association



*Issue 1 – May 2019 >>>*

### *Making a good first impression*

*As the community has requested, the Board has been working on a plan and method to upgrade certain areas of the common areas.*

*While changes will happen over time as the community matures, the Board identified 5 projects to get started this year. Three of these have been funded and are in process. Two of the projects are not funded yet and we are looking for community donations.*

*Per our survey last year, most homeowners were willing to financially contribute so we're looking for monetary assistance. Once projects 4 and 5 (outlined here) are funded, we will begin them immediately. Thank you in advance for your support.*

## Neighborhood Beautifications Project Updates

1. **Improve Grass Appearance**
  - **Status:** As part of the increased dues in 2019, the board added fertilizing, weed control, aerating and overseeding to the Martin contract.
2. **Lighting at Entrance**
  - **Status:** Funded by donations. 2 solar lights installed at entrance to shine on sign at night.
3. **Trash Containment Area**
  - **Status:** Funded by donations. To be installed in 4-6 weeks. A 4ft high, white PVC screen installed by a professional around the trash pad area measuring 6ft deep by 18ft long. 3 Sides and open facing the private drive.
4. **Planting around Trash Screen**
  - **Overview:** Prepare bedding area on the outside of the trash screen to be installed. Plant twelve (12) 24-30" Winter Boxwoods. Install landscape fabric to help with weed control. Mulch area. The Alger household has donated access to their water for this summer – we need to water the Boxwoods for the first year to guarantee 1 year warranty for replacement. Work to be completed by Martin Lawn Service.
  - **Status:** Pending Funding - \$2,200 needed
5. **Improve Pine Tree Area**
  - **Overview:** We have 1 dead White Pine Tree that has already been removed but needs to be replaced. In addition, a certified arborist has recommended to kill the grass around the pine trees and allow the pine needles to naturally mulch that area over time which will encourage healthier growth of those trees. Project includes planting one 8-10' White Pine Tree and killing existing grass around and between pine trees on common area. Work to be completed by Marin Lawn Service.
  - **Status:** Pending Funding - \$1,000 needed

## Project Funding

Thank you to the homeowners who have already donated funds to provide lighting at the entrance and build a fence around the trash containment area. The Board is asking homeowners to contribute to the fundraising for two additional projects to improve the common areas. In order to install landscaping around the trash containment fence and to improve the line of pine trees the Board needs to raise at total \$3,200.

We are asking that homeowners send a check to the Homeowners Association in the amount they are able to contribute. Once the fundraising goal of \$3,200 is met, the Board will contract Martin's Lawn Service to begin work.

Checks can be mailed to the HOA PO Box or dropped off to Scott Newman or Erin Stine.

Mailing Address:

Chelsea Knolls Homeowners Association  
PO Box 462  
Mt Airy, MD 21771

## Homeowner Association Covenants

In addition to the beautification projects listed previously, the Board respectfully asks that all homeowners continued to maintain their property. Please remember:

- No lumber, materials, bulk materials, motor vehicles, parts and accessories, boats, campers, trailers, appliances, refuse, or trash shall be kept, stored, or allowed to accumulate on any lot except for building materials during the course of construction, maintenance, or repair of any approved structure.
- Trashcans and recycling bins may not be stored in the outside of the home and shall not be permitted to remain in public view, except on days of trash collection. Trash, garbage, or other waste must be in closed trash containers.
- Delivery of bulk materials such as dirt, mulch, topsoil or compost may be temporarily stored in the view of the street but must be moved within two (2) weeks of delivery.

Every Member shall submit an "Application for Exterior Modification" (Application) for any exterior addition, change or alteration to any Lot or structure, including landscaping that alters the Lot, except as otherwise expressly provided in these Architectural Guidelines. To expedite certain noncontroversial improvements, the Committee has included in Section A of the Architectural Guidelines certain common alterations to property that have been given blanket approval; any proposed modification for which blanket approval has not been given must first be submitted to the Committee in writing for approval.

Also included are links for Architectural Change forms that need to be submitted *before* any work begins. Please take a few minutes to review before beginning work on the exterior of your property.

Helpful Links:

- HOA Governing Documents - <https://www.chelseaknollshoa.org/p/Governing-Documents>
- Architectural Application Forms - <https://www.chelseaknollshoa.org/p/ARC-TemplatesForms>
- Contractor/Vendor contacts - <https://www.chelseaknollshoa.org/p/ContractorsVendors-in-CK>