



# Lake Largo Townhouse Association

## IMPORTANT REMINDERS!!

\*\*\*This is important information for all residents of the Lake Largo Townhouse Association (LLTA)\*\*\*

### 2009 Assessments Due

LLTA would like to thank all residents who have paid their 2009 Homeowners Association (HOA) assessments in full. For those who have elected to pay their fees through installments and have not completed full payment, this message serves as a reminder. Total 2009 assessments due from each household is \$732.00. **Final payment is due on June 30, 2009.**

Payments for assessments are *not* optional but are specific as stated in our declaration, covenants and bylaws. Assessments provide revenue to the community for operating expenses each year. Collection of assessments is vital for landscaping, electricity for street lights, snow removal and payments for services provided to our management agency. These community features aid to sustain our property values.

### Parking

Please note that parking decals will soon be issued to LLTA residents. ***Please continue to display your current parking decal.*** Decals should be clearly displayed on the rear view mirror of each vehicle at all times when parked in the common areas of the Towns of Lake Largo. According to the *Parking Rules and Regulations for Lake Largo Townhouse Association, Inc. Section III, Item 2:*\*

"New parking permits will be issued annually and will be distinguished by color and a year marking. Parking permits will only be issued to those residents that are in good standing with the Lake Largo Townhouse Association and have paid in full all outstanding HOA dues, fees and fines."

\*These documents will soon be available on the LLTA website that is being developed.

### Trash

Trash is becoming increasingly prevalent in our community. There is a significant increase in trash along Reiker Drive which is a main corridor to and from the Metro and for school bus stops. Any assistance you can provide in helping to keep this area clean will be appreciated. We will continue to monitor the rate of increase, but for residents living on and close to this area, please keep a mindful watch on the appearance of trash. All residents can assist in the effort to keep our neighborhood clean by picking up trash while attending to lawns and personal property. Also, for all dog owners, please be responsible and kindly refrain from curbing your dog on your neighbor's lawn and surrounding property.

### Next HOA Meeting

Please remember that Board of Directors meets on the first Monday of each month. The next meeting is Monday, July 6, 2009 at the Vistas of Lake Largo, 500N Harry Truman Dr., Largo, MD 20774. Meetings begin at 7pm promptly.

\*\*\*\***Note:** If you are *not* a homeowner, please share this information with your leasing agent.\*\*\*\*

Lake Largo Townhouse Association parking policies have been in effect since June 1, 2004. Below is a list of some of the policies:

- **Parking permits will only be issued to those residents that are in good standing with the Lake Largo Townhouse Association and have paid in full all outstanding HOA dues, fees and fines.**
- Each household will receive 2 resident parking permits, and 2 visitor parking permits.
- **All** vehicles within the community **must** have a valid parking permit.
- Residents may park in any parking space within the community. However, visitors will only be allowed to park in those spaces designated for visitors.
- The community towing service will conduct routine community parking inspections. Within the confines of the Towns of Lake Largo, the only legal parking spaces are those designated resident or visitor within the community. The following parking violations are subject to towing:
  - Any vehicle parked in a fire lane or obstructing fire hydrants
  - Any vehicle occupying two parking spaces
  - Any vehicle parked on the street horizontally at the end of a driveway, blocking in the driveway
  - Any vehicle parked in any common area other than a designated parking space
  - Any vehicle with expired or missing license plates
  - Any inoperable vehicle (for example, vehicles with flat tires, undrivable wrecked vehicles, etc.)
- **Note:** Vehicles parked in the Common Area that are not properly maintained or inoperable (for example, significant oil or antifreeze leaks) are subject to be towed after the Board has given the resident a minimum of 15 days to correct the problem. This will be handled on a case-by-case basis.
  - Any vehicle parked on lawn areas
  - Any vehicle double-parked, blocking the street, or impeding access for emergency vehicles
  - Any trailers, camp trucks, house trailers or boats
  - Any vehicle without a valid LLTA parking permit
  - Any vehicle parked in a designated No Parking area
- If your vehicle is towed, you may contact the community towing service. Signs are displayed in various parts of our community. Our current towing company is T.R.P., 4110 Suitland Road, Forestville, MD, (301) 625-9577.

If you have a question regarding these policies, contact our management company, Evergreen Management, 9200 Basil Court, Suite, 316, Largo, MD 20774, (301) 925-8125.

Thank you for your attention,  
The LLTA Board of Directors

\*\*\*\***Note:** If you are *not* a homeowner, please share this information with your leasing agent.\*\*\*\*