

LLTA Community News and Information

Summer 2009



A Message from the LLTA Board of Directors

Our Home Owners Association (HOA) needs your help. Currently, LLTA has a critical need for board members. It has been extremely difficult to conduct the business of our association due a lack of quorum presence. Quorum requires a minimum number of members who must be present before business can officially or legally be conducted. Quorum has not been met in the past several months due to scheduling conflicts.

At present, we have critical budgetary issues that must be addressed, which is a cause for concern as we are operating at a deficit. The board does not desire to make decisions with fewer than the minimum quorum present because it does not allow for the collaboration of different points of view. There are certain fiscal obligations that must be met on a regular payment schedule. This includes several six acute areas of concern: lighting, landscaping, snow removal, management fees, insurance, and membership for the Largo Civic Association, also known as the Largo umbrella association.

Consider the effect this could have on maintaining our home values should we neglect these issues: No lighting, unkempt grounds, a total inability drive on the streets within our community after a snow storm, and no existence of insurance protection for the entire development. A townhouse community without an HOA can have a serious negative impact on the entire community.

Would you consider joining the LLTA board and or consider attending monthly meetings? Being a board member means committing to one monthly meeting and having a shared vision for the community. When you consider the amount of time we all can spend on doing so many other things each month, this monthly meeting is not an extreme commitment to your community you live in. We cannot stress enough how vital this commitment is needed. If you are interested in joining the Board, please attend the next monthly meeting. Put it on your calendar today! Even if you are not interested in joining the Board, just plan to attend monthly meetings ... and don't just attend the next meeting but make plans to attend the next several meetings. Your participation and service to your community is greatly appreciated and urgently needed.

Last Board Meeting Overview

- Establish newsletter
- Request volunteers for committees
- Residence concerns
- New company chosen for parking permits

Upcoming Events:

Budget Review

Call for Board Members

Inside this Issue

Bylaws and Covenant Violations	2
Budget Update	2
Next Meeting Agenda	3
Maintenance Tips	3
Call for Emergency Directory	3
Volunteers	4
Evergreen, Our Management Company	4

Requested for Next Meeting Topics



Do you have a request for an item to be added to the next meeting? If so, please contact our management company, Evergreen Management to nominate topics for the agenda. Evergreen can be contacted at (301) 925-8125 phone, (301) 925-0060 fax. Our property manager can also be reached by e-mail at barry@calivan.com.



Top Bylaws Violation Concerns

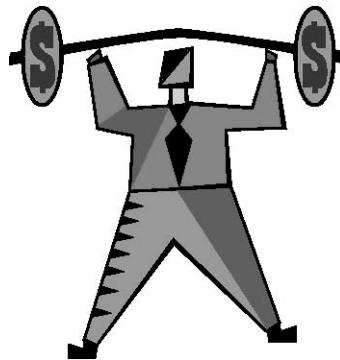
Top violations in our community include the following:

- **Landscaping** – Trim bushes and shrubbery; cut grass and apply weed treatment.
- **Exterior painting** – Paint windows, doors, shutters and trimmings.
- **Exterior rot, mold and mildew** – Check all wood and siding exterior (such as fences, garage doors and roofs); check driveways for cleaning needs.

- **Trash cans and recycle bins** -- Store in rear of your home -- not on the front or side of home.
- **Water hoses** -- Store properly and clean hoses to prevent mold and mildew.

Please remember prior to any major interior and exterior architectural change, residents must first submit an *Architectural Change Request* form that will be reviewed by the Board and the Architectural Control Committee.

Use the application attached with this newsletter or contact Evergreen Management for an application. Barry Osteroff, our Property Manager, can provide any details.



Budget Update

We started the fiscal year with a deficit greater than \$10,000. We anticipate continued foreclosures and monthly payments rather than yearly assessment payments. This has great impact on our budget.

Bulk Trash Pickup

For pick up, please call the county at (301) 952-7600 for details. Please be advised that it may take one to two weeks to receive a pick-up date. Items may only be placed outside on the property on the reserved pick-up date and not before this date.

Also, to find out what is acceptable, visit the Prince Georges Waste Management site at:

www.co.pg.md.us/Government/AgencyIndex/DER/waste.asp

Next HOA Meeting Agenda

- Nominations and appointments of additional board members.
- **Meetings are now held the 1st Monday of each month**

Mark your calendar now!

Monday, June 8
 Monday, July 6
 Monday, August 3
 Monday, September 7
 Monday, October 5
 November and December
 TBA

Maintenance Tips

To improve some of the top violations listed here are a few suggestions:

- Solutions for mold and mildew are available to attach to your garden hose and can be found at a local hardware store such as Lowes or Home Depot.
- Concrete cleaners for oil and other stains in driveways are also available with hose attaching devices.
- For exterior work, consider replacing wood with PVC products. One contractor recently suggested was Nova Exteriors. Check out their website at

www.novaexteriors.com..

- With the slow-down in the housing market, contractors are easier to find. It is a good idea to use a screening service such www.casedesign.com or www.servicemagic.com.

Community Emergency Directory Needed

Plans are being considered for a Neighborhood Watch program. In order to have an effective program, we are requesting that information be provided to Evergreen, our management company.

To keep residents apprised of public hearings, notices and meetings regarding the Lake Largo Townhouse Association and other issues of community importance, a directory of contact information is being requested from each home.

This information will **NOT** be shared with or sold to other parties. The information will be maintained by the management company and will only be used for the dissemination of association information, emergency contacts for your lot and automobiles, and again for neighborhood watch activities. Submit your information today. ***Don't not miss out on the opportunity to provide an update on important emergency information for you, your family and your property.***

Please contact Evergreen Management providing the following information

- Homeowner Name
- Day Phone
- Evening Phone
- Mobile Phone (optional)
- E-mail address (optional)
- Auto Information (including make, model, color and tag number for **all** automobiles residing at your residence).

Mail this information to Evergreen Management LLC, 9200 Basil Ct, #316, Upper Marlboro, MD 20774. Evergreen can be contacted at (301) 925-8125 phone, (301) 925-0060 fax, or by e-mail at barry@calivan.com. For faxes and e-mail, please enter **LLTA** on the subject line.

Volunteers

The Association is always looking for (and is appreciative of) residents to serve as volunteers for various projects to serve community needs. Currently, the Association is especially looking for volunteers for the Architectural Committee. The duties of this committee are to inspect the exterior condition of homes throughout the community. This is done with other volunteers and with the assistance of Evergreen Management. To join this committee, or volunteer for any future projects, please contact Evergreen Management or attend the next monthly HOA meeting.



Evergreen, Our Management Company

Evergreen Management, (formerly known as Calivan Management) serves as the management company for The Townes of Lake Largo residents. Please feel free to contact them for any questions regarding assessments and billing, architectural changes, parking passes, common property issues or other concerns.

**Evergreen Management, LLC, 9200 Basil Court, Suite 316, Largo, MD 20774.
Telephone: (301) 925-8125; FAX: (301) 925-0060.**

Barry Oseroff, Lois Covert Brown, and Ivan Oseroff are available to serve the community.

Lake Largo Association (LLTA), Inc. is a non-profit organization responsible for maintaining, protecting and preserving member investments in their homes and common property of the Towns of Lake Largo residential development located in Largo, Maryland, Prince George's County.