



Chester Grove Community Newsletter

Summer, July 29, 2021

Welcome New Homeowners to the Chester Grove Neighborhood! Summer is here. Let's do our part and spruce up the community!!! Keep the common area around your house clean and free of litter.

Homeowner's Association (HOA) Meetings

All homeowners are encouraged to attend Chester Grove Council of Units Owners Meetings. Community business is conducted during these meetings. Meetings are held on the second Thursday of each month starting on September 9, 2021, at 6:00PM. Your comments and feedback are welcome during open forum at each meeting. We hope to see you there!

Upcoming Meeting Scheduled for Thursday, September 9, 2021, at 6:00pm by ZOOM.

Join Zoom Meeting

<https://zoom.us/j/94923353413?pwd=ZlJEbjNhRFl6dWlXMEdkRHh3ZEtUT09>

Meeting ID: 949 2335 3413, Passcode: VoLneX

❖ HOMEOWNER'S RIGHTS AND RESPONSIBILITIES

Are you new to home ownership in a HOA community? As a member of a homeowner's association, you have rights and responsibilities. Homeowners have rights to:

- A responsive and competent community association.
- Participate in governing the community association by attending meetings, serving on committees, and standing for election.
- Access appropriate association books and records.
- Prudent expenditure of fee and other assessments.
- Fair treatment regarding financial and other association obligation, including the opportunity to discuss payment plans and options with the association before foreclosure is initiated.
- Receive all documents that address community association covenant documents if not as required, prior to purchase and settlement by a real estate agent or attorney, then upon joining the community.

Association Fee

Association fees are \$150.00 per year and is subject to a late fee. The Board expresses appreciation to homeowners that make their payment on time. Timely payments allow for completed projects and the overall operation of the community.



Trash Pick Up - Please be mindful of the new county mandated once-a-week trash and recycling collection schedule. Chester Grove Community collection day for trash and recycling is Friday of each week; if you miss the pick-up, you cannot put your trash out until the following week. Trash cans and

Community Spotlight

COMMUNITY REMINDERS

- Trash pick-up day is every Friday.
- Residents are required to arrange for all bulk trash removal (furniture, computers, and other oversized items). Call 311.
- Contact Quality 1 Property Management through email or phone with your concerns or questions about your unit or the community.

IMPORTANT NUMBERS

- Quality 1 Property Management, LLC. 240-770-5381
- Bulk Trash Removal 311

BOARD OF DIRECTORS

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Willie Wannamaker

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Jacqueline Johnson

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recycling bins should not be displayed on the property until **6:00 p.m. the evening before collection** or no later than 6:00am the morning of pick-up. If you are caught and/or reported putting your trash out prior to the date and time listed, you will be FINED.

If you are not using a trash bin, secure your trash bags tightly. The amount of trash and debris in the neighborhood is largely from trash bags unsecured. Consider using a trash bin if you place your trash out before the morning of pick up.

Trash will not be collected on the following holidays,

- **New Year's Day**
- **Memorial Day**
- **Independence Day**
- **Labor Day**
- **Thanksgiving Day**
- **Christmas Day**

Please do not put your trash out on these dates listed above. Collection will take place on the following day.

Community Nuisance and Disturbance:

The Board asks that you watch your children when they are outside playing. There has been a noticeable increase of children playing in the parking lots, riding their bikes and scooters in the street and through other homeowner's yards. Reports of young adults congregating late at night, smoking, playing loud music and fights disturbances where the police were called to the community.

Architectural Control – Approval Required

Approval is required for Alterations, it shall be prohibited for any Unit Owner to install, erect, attach, apply, hinge, screw, nail, build, alter, **Slabs Decks, Front Doors, Storm Doors, Windows**, without submitting an Exterior Modification Form for approval by the Committee/Board of Directors. Nor shall anything, TV Dish be attached to the Roof or siding.

Pets and Dog Ownership

Owning a dog is not just a privilege-it is a responsibility!! Owning a dog requires a commitment to clean-up after them in any community in P.G. County. Your dog must be on a leash at all times when outside and walked on the periphery of the community. **You must pick up your dog poop in our community. No matter how small the dog.** If you are reported not doing so, **you will be fined**. If you are considering taking a dog into your life, you need to think seriously about the commitment that dog ownership entails. If you already have a dog, you need to consider if you are fulfilling all your obligations as its owner.

Maintenance of Premises

The Declaration of Covenants states "Each owner or tenant shall at all times keep his premises, building, improvements and appurtenances in a safe, clean, neat and sanitary condition. Appropriate maintenance shall include but not limited to, the seeding, watering and mowing of all lawns, the pruning and cutting of all trees and shrubbery, and the painting (or other appropriate external care) of all buildings and other improvements all in a matter and with such frequency as is consistent with good property management. The owner or tenant shall comply with all the laws, ordinances and regulations pertaining to health, safety and pollution, and shall provide for storage and removal of trash and rubbish from his premises in a prescribed manner."

"Let's join together Today to create a Fabulous Tomorrow."

Staying Connected...Don't miss a thing!

Interested in receiving electronic communications to ensure that you stay abreast of all community events and changes? Elect to enroll in the Chester Grove E-News list to receive notifications via email. To enroll, please provide Quality 1 with your name, email address, home address and phone number. Send to office@quality1propertymanagement.com.

