



NOTICE ANNUAL HOA MEETING

**Wednesday, May 2, 2012
7:00 pm – 8:00 pm**

La Plata Public Library

2 Garrett Avenue
La Plata, Maryland 20646

(Proxy Vote on reverse side)



PROXY VOTING FORM

In accordance with the Jamestowne Homeowner's Association Bylaws, Article 3.5,
Proxies:

“At all meetings of Members, each Member may vote in person or by proxy. All proxies shall be in writing and filed with the secretary of the Association. Every proxy shall be revocable and shall automatically cease upon conveyance by the Member of his Lot.”

The Jamestowne Homeowner's Association must have a record of the Member's eligibility for a proxy to be counted. A proxy is a power of attorney given by one person to another to vote in his/her place. The HOA charter requires at least 10 percent of the homeowners to be present or represented by proxy vote at the Annual meeting for any election/vote to be valid. If you cannot attend, please return this form, signed and dated, to one of the HOA Board Members listed below, or a homeowner who intends to attend.

Present this proxy to the Jamestowne HOA Board secretary/acting secretary for each voting Member not in attendance.

I, _____ give my proxy to _____,
(Jamestowne Homeowner) (Designated HOA Board Member or Homeowner)

to be presented at the Jamestowne Homeowner's Association meeting to be held on Wednesday, May 2, 2012 (7:00 p.m.) at the La Plata Public Library.

Signed: _____ Date: _____
(Jamestown Homeowner)

Home Address of the Proxy Voter:

Note: Homeowners designating a Board member as their proxy should return completed forms to the respective address below:

Justin McCright – 212 Williamsburg Circle
Tim Berres – 22 Pocahontas Court
Steven Benton – 26 Pocahontas Court
Harold Montilla – 21 Pocahontas Court
Isaiah McGriff—108 Discovery Court

Alternatively, you may submit your signed and scanned proxy form to the HOA Secretary at:
secretary@jamestownehoa.org



2012 HOA Newsletter

Current Jamestowne HOA Board Members

<i>President:</i>	Justin McCright	<i>Board Member:</i>	Harold Montilla
<i>Vice President:</i>	Timothy Berres	<i>Board Member:</i>	Isaiah McGriff
<i>Secretary:</i>	Steven Benton	<i>Treasurer (contractor):</i>	Dennis Hope of ThreeSixteen Accounting Services

2012 Annual Board Meeting

Wednesday, May 2, 2012, at the La Plata Library (7:00 p.m.-8:00 p.m.)
(Located at 2 Garrett Avenue, La Plata, Maryland 20646)

If you cannot attend, please return a signed Proxy Vote to one of the current Board Members.

Agenda for the Annual Meeting includes:

- Introduction of Board/Committee Members
- President's Report
- Treasurer's Report
- Open Forum (Questions and Answers session with homeowners)
- Election of new Board Members

Request for Nominations for 2 HOA Board Seats

In 2012, two Board member seats are up for election. If you would like to become a member of the HOA Board, please submit your name for nomination. The Board acts as the elected representatives of the Jamestowne community. As such, it is important to have active participation by the homeowners in the community. To qualify, you must be a homeowner, current on HOA dues, who is able and willing to attend most HOA monthly meetings and help the Board serve the Jamestowne community. Please send your name, address, phone number to Jamestowne HOA, PO Box 68, La Plata, MD 20646 or by e-mail at hoaboard@jamestownehoa.org.

Request for Volunteers for Social or Beautification Committees

If you would like to become a member the HOA Social or Beautification Committees, please submit your name for nomination to one or both of those committees. To qualify, you must be a homeowner, current on HOA dues, who is able and willing to attend some HOA monthly meetings and help the Board serve the Jamestowne community. Send your name, address, phone number to Jamestowne HOA, PO Box 68, La Plata, MD 20646 or by e-mail at hoaboard@jamestownehoa.org.



Message from the Board

Over the past year the Board has worked to address the needs of the community while successfully maintaining a balanced budget. For your information, Denison Landscaping will continue to be the provider of lawn maintenance of the common grounds within Jamestowne for 2012. Additionally, ThreeSixteen Accounting will continue to act as the Treasurer for the HOA for a negotiated fee. ThreeSixteen Accounting acts on behalf of the HOA to collect the annual dues (\$250 payable February 1st of each year) including following up on delinquent payments, maintaining the books of the HOA, filing the HOA Income Taxes, providing professional advice on budgeting and pursuing delinquent homeowner dues, and providing reports each month to the Board at its monthly meeting. (Note: while ThreeSixteen maintains the books of the HOA, it does not have access to the HOA's bank accounts only the President and Vice President of the Board can write checks on behalf of the HOA). Through these and other efforts the Board has managed to meet our community's needs while not increasing the annual homeowner's dues (\$250 per year due on February 1st of each calendar year) and hopes to continue to do so for the foreseeable future.

It is the view of the board, that the delinquent dues act as a loan by the HOA where the majority of the homeowners are unfairly financing the community benefits (lawn maintenance, trees, entrance monuments, lights, nature trail, playgrounds, etc.) of a few homeowners. The Board continues to be aggressive in placing liens on the homes of delinquent Jamestowne homeowners. But not before reaching out to them via Three-Sixteen Accounting Services with notices and updated balances for the first year they are delinquent. Once a homeowner is delinquent on their second year of HOA dues, a notice to place a lien on the property is sent via certified mail to the homeowner along with the balance due. If the homeowner does not respond a lien is placed on the property in the hopes that the homeowner will pay to release the lien, or once the property is sold, the HOA would recoup the late dues, including late fees and interest from the purchase of the property. If the property is delinquent for multiple years, the Board will then pursue the debt via small claims court.

In other news, the Board is working with Quailwood's HOA Board in opposition to the proposed apartment development know as Hawthorne Yards located on 225 and directly bordering Quailwood along Oriole Lane and Jamestowne along Pocahontas Court. Rainbow Construction, the property owner and developer, applied for annexation of that property into the Town in August 2011. The Town reviewed that request and rejected as incomplete and provided Rainbow with a list of further requirements should it choose to reapply for annexation. A community meeting in August 2011 comprised of Quailwood and Jamestowne homeowners met with Councilman Wayne Winkler (our district councilman), Councilwoman Paddy Mudd and Town Manager Daniel Mears to discuss the annexation process and make the concerns and opposition of the homeowner's known. Recently, Councilman Winkler, notified us that Rainbow Construction has set up a website to lobby support for its proposed development (<http://www.hawthorneyards.com>). The Board may be circulating a petition to protest the proposed development in the near future. If you are so inclined to support this effort, we ask that you sign it. The Board previously published a letter in the Maryland Independent outlining the concerns with the new development. It can be found at (<http://www.somdnews.com/article/20111104/OPINION/711049810&template=southernMaryland>)

Finally, the Board is considering taking legal action against Somerset (Jamestowne's developer) and the Town of La Plata regarding construction defects in the sidewalks and the



storm water drainage system along the roads in the community. We are pursuing this action to cover the costs of repairing these infrastructure items. Specifically, the Board is asserting that Somerset and its subcontractor improperly installed the sidewalks and drainage system (sections of which are buckling or deteriorating to the point of failure, thus creating safety concerns for residents). The Board also asserts that the Town failed to properly inspect the installation of those infrastructure items and prematurely released the bonds put in place by the developer to insure those infrastructure items. Furthermore, Somerset never formally turned over ownership of the streets in Jamestowne or Hawthorne Greene to the Town before it went bankrupt. This has complicated the process by giving the Town a means to say it is not responsible. To date negotiations with the Town appear to be leading to a resolution where the Town will accept ownership of the sidewalks, roads and storm water drainage systems. Whether this leads to repairs being made by the Town has yet to be determined.

Summary of 2011 Board Activities

- Maintained HOA functions within the 2011 budget.
- Board members cleaned-up drainage ditch on Magnolia Drive of trash and vegetation.
- Board members treated roads and sidewalks for grass and weeds.
- Updated HOA website www.jamestownehoa.org
 - Homeowners, if you would like to be kept apprised of HOA events and concerns please submit an e-mail address that can be used by the board to notify you. Your e-mail address will not be distributed to anyone else.
 - Please send your e-mail from the account that you would like to be notified at with your name and home address to secretary@jamestownehoa.org
- Worked with Quailwood's HOA in opposition to the proposed apartment development know as Hawthorne Yards located on 225 and directly bordering Quailwood along Oriole Lane and Jamestowne along Pocahontas Court.
- Have attempted resolve issues regarding repairing the sidewalks and storm water drainage system with the Town.

Summary of 2012 Board Initiatives

- Election of two Board members and Committee members.
- Improve community communications via the Jamestowne HOA website and e-mail notification (see updating HOA website above).
- Continue to recoup delinquent HOA dues.
- Research moving the bus stop at Oriole and Magnolia to the common grounds located next to the Nature Trail on Oriole Lane and building a bus stop shelter at that location.
- Pursue legal action against Somerset and the Town of La Plata to repair sidewalk and storm water drainage systems.



Neighborly Reminders!!!

- 1) Homeowners, please be mindful to secure your trash and recyclables, especially on windy days. We have had numerous complaints about unsecured trash/recyclables being blown around on trash day. Thank you!
- 2) Please be aware that many local communities in La Plata have experienced an increase in thefts from cars that are unlocked and parked outside. Please, remember to lock your cars and hide your belongings left in your car or bring them inside with you.
- 3) Reminder for homeowners regarding the Window Warranty. Some homeowners have noted that their windows in their houses have fogged up or have had other defects that may be covered under the home warranty. If you have experienced these problems and are the original homeowner, please review the claim information on the www.jamestownehoa.org website to obtain contact information to see if your windows are covered by the 10-year warranty. Please call Tim Berres 301-343-1871 if you have any questions.
- 4) Homeowners, please remember that all exterior changes, landscaping, secondary structures (such as sheds and decks), and other improvements must be approved by the Board BEFORE they are started. The Homeowner Project Application form can be found at <http://jamestownehoa.org/governing-directivesforms.html>. The completed form may be e-mailed to hoaboard@jamestownehoa.org or mailed to Jamestowne HOA, PO Box 68, La Plata, MD 20646. Information regarding shed requirements and pool requirements can be found at <http://jamestownehoa.org/architectural-review-committee-applications--questions.html>.