



NOTICE ANNUAL HOA MEETING

Thursday, May 2, 2013
6:30 pm – 7:30 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 Thursday, May 2, 2013 (6:30 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



2013 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

2013 Annual Board Meeting

Thursday, May 2, 2013, at the La Plata Library (6:30 p.m.-7:30 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 Member

Request for Nominations for 2 HOA Board Seat

In 2013, 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. The term for each this year's Board member seats is for three-years to expire in May 2016. 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 2013. 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 maintaining accounts, 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).

The Board has managed to meet our community's needs while not increasing the annual homeowner's dues. The annual dues were last raised in 2005 to \$250 per year from \$200 per year. The extra \$50 per homeowner has been used to establish and maintain a savings buffer for the community for unexpected expenses, such as tree removal and repair from trees that fall on common grounds. Additionally, that money is used to make community improvements, such as the upgrade to the community playgrounds and maintenance of the Jamestowne brick monuments and common grounds. Your prompt payment of the HOA dues will help us manage the HOA budget and maintain the HOA dues at the current \$250 per year level.

The Board has successfully worked to resolve the outstanding balances of most of the past delinquent HOA homeowners that have occurred over the last four years. 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 and pursuing long-term delinquent amounts through 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 it 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 meet with Councilman Wayne Winkler (our district councilman), Councilwoman Paddy Mudd and Town Manager Daniel Mears to discuss to annexation process and make the homeowner's concerns and opposition known. Last year Rainbow Construction set up a website to lobby support for its proposed development (<http://www.hawthorneyards.com/>). In January 2013, Rainbow re-submitted an annexation application. Town staff again returned it with more questions/comments. Should the Town formally accept the application for annexation 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 has worked with the Town of La Plata to resolve issues regarding construction defects in the sidewalks and the storm water drainage system along the roads in the community. In July 2012, the Town formally accepted responsibility for the storm water management system in Jamestowne and has formally accepted ownership of the roads within Jamestowne (Somerset, the builder of Jamestowne, had not legally turned over the roads to the Town before it went bankrupt). The Board and Town staff will be working together to prioritize repairs to buckled storm water drainage boxes along the community streets and adjacent damaged sidewalks.

Summary of 2012 Board Activities

- Maintained HOA functions within the 2012 budget.
- Renewed contract with ThreeSixteen Accounting Services to perform duties of the Treasurer on behalf of the HOA for 2013 and 2014.
- HOA contracted out removal of downed trees in on the common areas that blew down during the June, 29, 2012, derecho storm.
- 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
- Continued to work 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.
- Storm water management and roads turned over to the Town. Working with the town to start repairs to buckled sidewalks/storm drains. Repair of sidewalks not located by storm drains will occur after storm drain work is completed.

Summary of 2013 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.
- Continue to work with the Town of La Plata to repair storm water drainage systems and adjacent sidewalks.



Neighborly Reminders!!!

- 1) Remember you can get community news and contact the Board of Directors at:
 - 1) Jamestowne website at www.jamestownehoa.org
 - 2) Jamestowne HOA Board e-mail hoaboard@jamestownehoa.org
 - 3) Or by mail at: Jamestowne HOA
PO Box 68
La Plata, MD 20646
 - 4) Facebook at <https://www.facebook.com/#!/pages/Jamestowne-Homeowners-Association/212439945433761?fref=ts>
 - 5) Twitter at @JamestowneHOA
- 2) 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 trash day. Thank you!
- 3) 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.
- 4) Please remember to pick-up after you pet when walking it through the community or adjacent communities.
- 5) Please do not use the parking lot at the Hawthorne Greene Community Center for spare parking.
- 6) 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.
- 7) 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>.