

Chartridge Association Inc.

Annual Assessment Invoice

2026-2027 Assessment is \$575.00

Notice of Annual Meeting

The annual meeting and election of the Board of Directors will be held:

Thursday, April 16, 2026; 7:00 p.m. at Severna Park Elks Lodge.

Dear Chartridge Homeowner,

This is your invoice for the May 1, 2026 through April 30, 2027 assessment period. In this mailing you will also find:

- A letter from the President of the community.
- A copy of the approved budget for our 2026-2027 fiscal year.
- A ballot for electing Board Directors for our five open spots in 2026-2027 with candidates' profiles **due Apr. 15.**

Mailed Assessment payments are due (postmarked) by Monday, May 1, 2026.

- **Online payment is available but will not open until May 1st.** Please check your email and the community facebook page for additional details or visit chartridge.com and hit the "Request to Pay Assessment" button and you will receive an invoice on May 1st 2026. There is an additional fee to pay online that is reflected in the invoice you received if we have your email. This fee is only due for online payments. Checks for the below amount may be dropped off to the mailbox. If you pay via check to the mailbox you can ignore these emails as checks will be deposited on May 1st 2026.
- When mailing payments, please use check or money order.
- Payments not received before May 30, 2026 will be considered past due and may begin to incur interest and fees. Past due payments may be referred to a collections agent with significant additional costs incurred.
- Checks returned unpaid for any reason will incur a \$35.00 processing fee.
- Residents (including tenants) of properties for which the annual assessment has not been paid shall not use the Common Area (including the pool, playgrounds, or fields) or participate in any Chartridge Association event. Violation of this policy may result in criminal prosecution for trespassing.
- Homeowners are liable for the assessment even if they (or their tenants) do not plan to use the common area (which includes the swimming pool).

If you cannot pay your assessment in full by the due date, please contact the Board of Directors to discuss your options at BOD@chartridge.com.

Property Owner Name	Home Phone #	Alternate Phone #	Amount Paid
Property Address	Amount Due \$575.00	Due Date May 1, 2026	Check #

Please mail or drop payments to: Chartridge Association Inc., 455 Retford Dr., Severna Park, Maryland 21146

2026 President's Letter

Dear Neighbors,

Thank you for a great year in our community. Some of the highlights from this past year include refreshing the playground by removing broken benches and adding new play structures, sprucing up our common and pond areas (with a few more touches coming this spring), adding eco-friendly elements to events with solar batteries, and upgrading pool furniture.

A big thank-you to the neighbors who volunteer their time and talents. You're a big part of what makes this place home. This includes but is not limited to the social event planning committees, the Nagle pool committee, the secret sidewalk snow removers, the food truck organizers, the announcement sign changers, the common area gatekeepers, the dog comfort station crew, Santa and the elves to name a few.

As we head into the new year, the Board welcomes helping hands and fresh ideas. If you've ever thought about getting involved, we'd love to have you consider joining the Board or one of our many community committees. If that doesn't fit your style, please help keep the community clean and look out for your neighbors.

Appreciatively,

Amanda Gorski

President, Chartridge Board of Directors

May 2026 - Apr 2027

Income

	Budget
Annual Assessment	\$ 217,350.00
QuickBooks Payments Fees	\$ 900.00
Community Social Income	\$ -
Pool Gate Fees	\$ 2,400.00
Pool Rental Fees	\$ 3,500.00
Swim Team Income	\$ 9,000.00
Unapplied Cash Payment Income	\$ -
Uncategorized Income	\$ -
Late fees and interest	\$ -
Total for Income	\$ 233,150.00

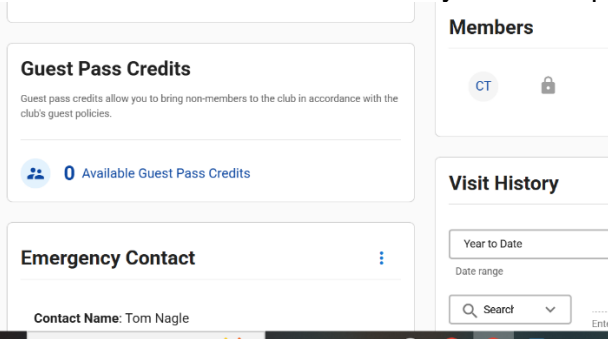
Expenses

<u>Administrative</u>	
Postage	\$ 1,200.00
QuickBooks Payments Fees	\$ 900.00
Quickbooks Software	\$ 1,416.00
Taxes, Property	\$ 2,800.00
Bank Charges	\$ 100.00
GSPCC Dues	\$ -
Office Supplies	\$ 200.00
Website Maintenance/Hosting	\$ 900.00
Total for Administrative	\$ 7,516.00
<u>Common Area</u>	
Gardens - Contracted Landscaping	\$ 22,100.00
General Maintenance	\$ 2,500.00
Pest Control	\$ 700.00
Non-Contracted Services	\$ 1,000.00
Winter Wonderland	\$ 3,500.00
Supplies Storage	\$ 650.00
Total for Common Area	\$ 26,300.00
<u>Community Social Committee</u>	
Kiddie Camp	\$ 1,250.00
Social Committee Events	\$ 16,000.00
Fishing Rodeo	\$ 850.00
Total for Community Social Committee	\$ 18,100.00
<u>Pool Complex</u>	
Access Control	\$ 2,000.00
Maintenance	\$ 5,000.00
Management	\$ 87,000.00
Supplies	\$ 4,000.00
Total for Pool Complex	\$ 98,000.00
<u>Professional Services</u>	
Accounting	\$ 8,000.00
Insurance	\$ 3,750.00
Legal	\$ 4,500.00
Total for Professional Services	\$ 16,250.00
<u>Utilities</u>	
Electric	\$ 12,000.00
Telephone	\$ 1,000.00
Trash Removal	\$ 2,800.00
Water & Sewer	\$ 2,500.00
Total for Utilities	\$ 18,300.00
<u>Swim Team</u>	
Admin	\$ 100.00
Coach Salaries	\$ 5,300.00
Meet, Divisional, AAU Dues	\$ 3,400.00
Spirit Materials and Photography	\$ 550.00
Swim Team Party	\$ 600.00
Swimtopia Fee	\$ 250.00
Trophies and Medals	\$ 650.00
Total for Swim Team	\$ 10,850.00
Reserve Purchases	\$ 30,834.00
Savings Purchase	\$ 7,000.00

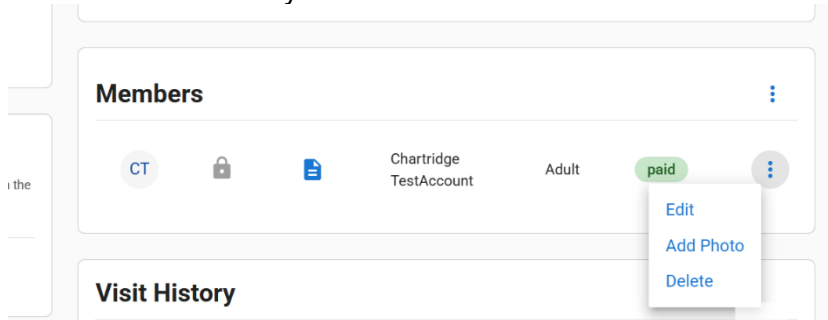
2026 Pool Access Instructions

The annual assessment includes access to Chartridge Pool which opens on May 23, 2026. Membership to the pool is managed through the membersplash service using the instructions below. Please email pool@chartridge.com with any questions.

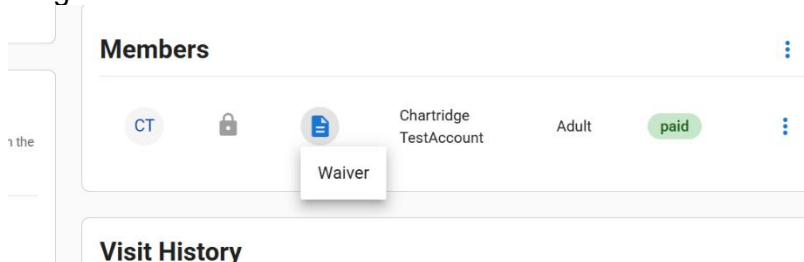
- Access your Chartridge Pool Account at <https://chartridge.membersplash.com/>
 - Use the email with which you received your annual assessment notice.
 - Your initial password will be **chartridgeHOA**, change it immediately.
 - If you do not receive emails for your assessment, you can request a new account here <https://chartridge.membersplash.com/membership/join/>
 - Once your account is approved you can proceed to the steps below.
 - Only one account per household is permitted
- Upon accessing your account, you will see 4 tasks that you must complete
 - Add an Emergency Contact
 - Add a Photo
 - Update your birthdate
 - Complete the Waiver where you will acknowledge the members of your household are full time residents and agree to the rules and regulations
- Emergency Contact
 - is located on the left about halfway down the page.



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- Add a Photo and edit birthday is found in the Members section on the right by clicking the 3 dots



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- Acknowledgement of the waiver is also in that same section.



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Chartridge Association Inc.

Board of Directors Official Ballot

For May 1, 2026 - April 30, 2028 Office Term (2 Years)

Ballots may be submitted via the following methods:

Mailed or dropped off to (***must be submitted by Wednesday, April 15, 2026***):

Chartridge Association Inc.
455 Retford Dr.
Severna Park, Maryland 21146

In Person at the Annual Meeting which will be held on Thursday, April 16, 2026, 7:00pm at:

Elks Lodge
160 Truck House Rd
Severna Park, Maryland 21146

Please review the candidates' profiles on the following page. Mark an "X" in the appropriate box below. Please initial any erasures or changes. **The number of votes (i.e. "X") is limited to FIVE selections. If more than five votes are indicated on a ballot, it will not be counted.**

Andrew Scontras

Cameron Taylor

George Macfarlane

Justin Peake

Tom Burns

_____ Write-in nomination:

Please legibly print your name and address below:

Ballots must have the home owner's signature. Ballots can only be counted if it contains a valid signature and if the home owner has no outstanding assessments or unresolved architectural violations.

Property Address:

Owner(s) Printer Name:

Owner's Signature:

Date: _____

2026 Board of Directors Candidate Profiles

Andrew Scontras-

My name is Andrew Scontras and I live on Ixworth Ct. My wife and I moved here in Fall of 2022 and have enjoyed attending events and meeting more neighbors each year. We quickly felt welcomed by the community. Now that we have a daughter, we can better enjoy all the family events Chartridge has to offer. I would like to give back to the community that welcomed us. My background in construction management means I have plenty of experience managing projects and budgets.

Cameron Taylor-

Cameron has lived in the neighborhood since 2016, lives here with his wife Karly and 2.5 year old son Colton. You may have met him at the pool, at our mulch spreading event, at a pool clean up event, or at one of our social events.

George Macfarlane-

I've had the pleasure of living in this wonderful community for 5 years and have been helping out on the board for the last 4. Let's keep Chartridge fun- see you at the pool!

Justin Peake-

My family and I have lived in Chartridge since 2018, and I have been proud to serve on the HOA Board for the past two years. As Vice President and co-owner of a locally owned engineering firm, I bring a strong set of skills that can benefit both the Board and our neighborhood as a whole. It has been rewarding to serve our community, and I hope to continue being part of a Board that works in the best interests of Chartridge residents. Thank you for your consideration.

Tom Burns-

Tom Burns, his wife Erica and two daughters have been residents of Chartridge since 2013. Tom is a regular contributor and a reliable fixture at the pool during swim team activities and community events. He regularly contributes his efforts to ensure great experiences for Chartridge families and would make an excellent addition to the Board of Directors.