



Colonial Charles Community
3235 Shadow Park Lane
Waldorf MD 20603
colonialcharles.org
301.638.2190



April 1, 2026

NEWSLETTER

Message From the President -

The Board of Directors (BOD) has been subjected to rudeness, unfounded accusations, name calling and basically harassment. This behavior has no place in any community and it only serves those in need of attention and angry at the Board's successful volunteer work.

The BOD and management develop a realistic budget annually and expenses are monitored monthly. The line item for Legal Services is becoming a concern. This line item is to pay the HOA attorney's expenses to act on cases involving non payment of HOA fees, collections, liens, etc., and not personal complaints regarding member(s) of the BOD. The HOA attorney does not represent homeowners but will correspond with a homeowners's attorney or State attorney on behalf of the HOA/BOD. Homeowners should not contact the HOA attorney for any reason. Every response given to a resident by the HOA attorney, whether email, letter or telephone, is charged to the community. This is not fair for the community and shows the irresponsibility by those residents.

The BOD does not handle money or pay bills directly. This is the responsibility of management with BOD oversight. Utilizing a check and balances system with many eyes on the financials, accountability of our funds and contracts. is assured The BOD will meet with resident(s) to discuss any legitimate financial concerns with proof of possible improprieties or mismanagement. Complaints without merit and personal in nature will not be acknowledged.

The BOD is open to suggestions on how to improve and/or enhance the community and quality of life. Resident complaints are also recognized. The BOD will try to rectify any complaint that may seem to be against our bylaws. or operating procedures However, as stated before, personal attacks will not be recognized.

The BOD members are homeowners too who have worked hard all our lives to enjoy the fruits of our labor by living in an extraordinarily wonderful community.

The HOA/BOD is not responsible for repair or maintenance on a homeowners lot. It is the homeowners responsibility. The BOD's list of responsibilities is attached.



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Charles County News

The November 2025 Newsletter reported on the planned Data Center coming to the County. As a reminder, a Data Center is a specialized facility that houses IT infrastructure, including servers, storage and networking equipment to store, process and manage digital data for businesses and cloud services.

A common concern is noise from generators. Data Centers operate 24-hours a day, need water to keep cooling systems from overheating and backup power to maintain continuous operations.

NOTE: County Commissioners have forwarded information to Planning & Growth for review.

A planned Data Center in Charles County may be beneficial for businesses, but health and noise levels should be thoroughly addressed, increased costs for electricity, water, utilities, fire, police and property taxes should be considered and a concern for County residents. Information can be found at: <https://www.charlescountymd.gov/Home/Components/News/News/6253/>
<https://www.meetcharlescounty.com/data-center-faqs>

Approved Motions - March 2026

- (1) Luna, repair all the stormwater fences, remove fallen tree, \$2,700.
- (2) Luna, replace grout along tiles, indoor pool, pool room chairs, light in pool area, \$800.
- (3) Chesapeake Safe & Lock: Replace Clubhouse security door lock assembly, \$581.52
- (4) Vector Security contract, Clubhouse panel replacement, \$1,559/ \$55 monthly monitoring.
- (5) First Gen, trap and remove rodent from Clubhouse, \$1,550.
- (6) High Sierra, pool supplies and chemicals, \$2,235.83.



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Architectural Design

Any exterior work (additions, changes, etc) to your home must first be approved by the Architectural Design Committee. Please be considerate to your neighbors by sharing plans for exterior work.

Design Review Applications are available at the Clubhouse, on the community webpage and on the Majerle Management portal. Applications can also be dropped off at the Clubhouse.

Grounds Maintenance

GreenTouch Landscaping

April Landscape Schedule will be distributed upon receipt.

Clubhouse

Theater Group

Sight & Sound Theater and the Dutch Country Tour
Lancaster PA
"Joshua"
April 7 -8, 2026



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Management & Community Inquires should be addressed to:

Majerle Management Services, Inc.
1375 Piccard Drive, Suite 210
Rockville, MD 20850-4311
Stephanie Martin, 301-220-1850

Register for the online portal at: <https://mmi.cincwebaxis.com>

2026 HOA Board Meetings Schedule

General Session Board Meeting
15 April 2026, 3:30p.



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Karla Costello
Treasurer



Jacqueline Green
President
Architecture
Newsletter



Cozette Holt
Secretary
Architecture
Security

*Board
of
Directors*



Wilbert Ferguson
Vice President
Grounds



George Via
Member-at-Large
Clubhouse
Architecture

Clubhouse Manager



Reva Ware



**VETERANS
CORNER**



[1-800-MyVA411](tel:1800MyVA411) ([800-698-2411](tel:8006982411))

[Veterans Crisis Line: Dial 988, then press 1](#)

[Health Benefits Hotline: 877-222-VETS \(8387\)](#)

Introducing the Claim Assist Portal: a New, Easier Way To Respond to VA Claim Requests

VA is making it easier than ever to keep your claim on track. With the new Claim Assist Portal, you'll have a faster, more convenient way to respond when additional information is needed. If you've filed a benefits claim, you may receive an email with a direct link to the portal, helping you respond quickly and confidently so your claim can keep moving forward. No paperwork, scanning or searching through VA.gov required. <https://news.va.gov/145318/introducing-the-claim-assist-portal/>

VA, DOJ sign agreement to improve care for nation's most vulnerable Veterans

The Department of Veterans Affairs and Department of Justice have signed a memorandum of understanding that will help some of America's most vulnerable Veterans get the ongoing care they need.

The MOU gives DOJ the authority to appoint VA attorneys as special assistant U.S. attorneys. That appointment will give VA attorneys the legal authority to initiate and participate in state court guardianship or conservatorship proceedings in cases where a legal decision-maker is required for post-acute transitions of care for these vulnerable Veterans. <https://news.va.gov/press-room/va-doj-sign-agreement-to-improve-care-for-nations-most-vulnerable-veterans/>

VA Moves To Speed Up Community Care Appointment Scheduling

Technology that will help the Department of Veterans Affairs schedule community care appointments faster than ever before is now up and running at all VA facilities, and VA will be expanding its use in 2026 so Veterans can more easily choose the health care they've earned.

The External Provider Scheduling system gives VA employees instant access to the scheduling systems of all community care providers who participate in this program. <https://news.va.gov/press-room/va-moves-to-speed-up-community-care-appointment-scheduling/>

Board of Directors Responsibilities

Annual Budget Development

The HOA develops a realistic annual budget by analyzing past expenses and forecasting future costs. Funds are allocated for maintenance, utilities, insurance, and reserves.

Ongoing Financial Oversight and Planning

Regular Financial Reviews

To maintain financial health, the HOA board reviews monthly and yearly financial statements on a consistent basis and has an expenditure approval process in place to prevent frivolous overspending. By this monitoring, the board can quickly detect any discrepancies between budgeted and actual costs, ensuring prompt investigation and resolution.

Long-Term Reserve Planning

Planning for reserves is essential to address future repair and replacement needs. The HOA conducts reserve studies to identify upcoming major expenses and to develop a funding strategy ensuring adequate reserves are available over time.

Risk and Insurance Management

Proper risk management involves securing sufficient insurance coverage for the HOA. The insurance policies are regularly reviewed to ensure they protect against liabilities and other potential financial risks.

Transparency and Accountability

Annual audits by a recognized company ensure accurate financial records and proper fund management, helping build community trust.

Community Financial Reporting

The board provides regular updates to members about the HOA's financial situation on the CCCA website. Areas of concern are brought forth in monthly newsletters.

Compliance with Governing Documents

All financial decisions must adhere to the HOA's bylaws and rules, as well as applicable state and local laws. Following these guidelines ensures responsible and lawful financial management.



The 60-Second Safety Check: Heading Out for a Quick Stop

You're just running to the grocery store—back in an hour, right?

That's when many people skip locking the door or closing that side window. But quick errands are prime time for opportunistic crime. A thief only needs a few minutes.

Pro tip: Even for short trips, lock every door, close easy-access windows, and pull in anything valuable from the yard. Our watch works best when all of us treat every outing like it matters.

Next month: We'll talk about how to keep your home safe when you're gone for a whole week.

Neighborhood Watch
We look out for each other



Charles County Sheriff's Office

NEIGHBORHOOD WATCH **KICKOFF**

**APRIL 22, 2026
7 PM**

at

AMERICAN LEGION POST 82

6330 Crain Hwy., La Plata, MD 20646



**Human Trafficking Awareness
presentation**

by Cerise Woodard, RN Sane-A

**Please consider attending, its a
great opportunity to ask questions
and voice your concerns**

**Please RSVP to Gus Proctor by April 17, 2026
Call 301-932-3080 or email Proctora@ccso.us.**

*The purpose of the event is to raise awareness about crime prevention and
discuss strategies to keep our communities safe.*



Spring Word Search



BLOSSOM
BLOOM
FLOWERS
RAIN
SHOWERS
EASTER
SPRING BREAK
GRASS
HATCH
BIRDS
SUNSHINE
SEASON
MARCH
APRIL
MAY

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ONESTOPWORDSEARCH



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APRIL 2026

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
			1 Chair Aerobics 12p	2 Phase 10 2:00p	3 Pokeno 2:00p FM Office Closed	4
5	6 Bid Whist 2:00p	7 Virtual Bible Study 7:30p Request logon	8	9 Phase 10 2:00p Pool/Spa Closed 2:00p	10 Pokeno 2:00p	11 Grand Room Rental 2:00p
12	13 Chair Aerobics 12p Bid Whist 2:00p Theatre Group 6:00p	14 Bingo @ 6:30p Virtual Bible Study 7:30p Request logon	15 Chair Aerobics 12p HOA Meeting 3:30p	16 Men's Luncheon 12:30p Phase 10 2:00p	17 Pokeno 2:00p	18 Game Room In Use 5:00p
19	20 Chair Aerobics 12p Bid Whist 2:00p Danceercise 6:15p	21 Virtual Bible Study 7:30p Request logon	22 Chair Aerobics 12p	23 Phase 10 2:00p Pool/Spa Closed 2:00p	24 Grand Room Rental 6:00p	25 Grand Room Rental 4:00p
26	27 Chair Aerobics 12p Bid Whist 2:00p	28 Virtual Bible Study 7:30p Request logon	29 Chair Aerobics 12p	30 Phase 10 2:00p		