



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



February 1, 2025

NEWSLETTER

Message from the President -

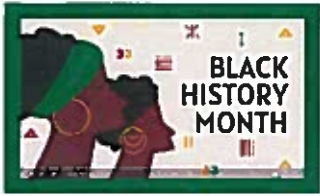
The community and HOA Board faced many issues last month. Issues we had not experienced before such as the largest snowfall experienced in years and the closing of the Clubhouse due to a gas leak. The gas leak was repaired.

However, snow removal complaints could not be remedied at the Town Hall. Yes, erroneous emails regarding property snow removal responsibilities were corrected. Hopefully, we've experienced the last snow this winter. The snow removal requirement is attached.

For past seven consecutive years, according to the Maryland Department of Assessments and Taxation (MDAT), Maryland's 23 Counties (including Charles County) experienced an increase in property value assessments. The increase is based on a property's fair market value. With this increase, we can expect annual commercial and residential property tax bills to increase.

The MDAT tax assessment should have been received. If not, MDAT should be contacted. Homeowners can file an appeal of their property tax assessment if they believe there is an error. Homeowners will need to provide income statements, tax documentation, rent documents if they are landlords and other information that gives a detailed assessment of the property. It is recommended that homeowners who plan to appeal their property tax assessment contact a real estate expert or tax attorney to help them do so. Alternatively, documents are available on the MDAT website for those who want to file on their own. Some homeowners may qualify for state tax credits through the Homestead Tax Credit. If you file an appeal, your application will automatically be assessed by an expert for potential credits.

For additional information on property tax, Homestead Tax Credit and forms: <https://www.charlescountymd.gov/government/fiscal-and-administrative-services/treasury-taxes/your-taxes>



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Many residents have received mail from HomeServe USA Repair Management Corp. HomeServe is an independent company partnered with Washington Gas. The document explains that the line that runs from your meter throughout your home powers gas appliances is the homeowners responsibility if there is a gas line breakdown. (Note: Washington Gas services gas lines from your home to the curb.) However, considering the many scams that target communities, especially senior communities, suggest homeowners read the documentation carefully and check your homeowners insurance coverage before making a decision to sign for the Gas line Coverage from HomeServe.

A resident reported being attacked by an unleashed dog. As a reminder, Charles County Animal Regulation Section 250.3A, Duties of Animal Owners and Custodians, states: *"It shall be the duty of the owner or custodian of any animal, or anyone having any animal in their possession, to exercise reasonable care and to take all necessary steps and precautions to protect people, property and animals from injury or damage which might result from their animals' behavior, regardless of whether such behavior is motivated by mischievousness, playfulness or ferocity."*

Approved Motion - January 2025 Executive Sessions Meeting

- (1) Approved \$100, Marina Martinez, Clubhouse floor cleaning
- (2) Fidelity, replace Spa Multiport Valve, \$920
- (3) Replace Upper and Lower Bulkhead Fittings, \$1,874
- (4) Fidelity Mechanical annual contract \$8,733.

Grounds Maintenance

Complete Landscaping

No landscaping scheduled for February.



*Colonial Charles Community
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February 1, 2025

Clubhouse

*Super Bowl Party — February 9, 2025
Flyer attached*

*Management & Community Inquires should be addressed to:
Stephanie Martin/Wanda McCullough, 301-583-7755*

RGN Management Services, inc.

9701 Apollo Drive, Suite 107,

Largo, MD 20774

Office Hours: Monday – Thursday: 9am to 4pm & Friday: 9am – 2pm

An on-site staff person is also available at the clubhouse during normal business hours.

The resident portal is www.portal.rgnmanagement.com/login . If you have not registered please do so to obtain account balances, documents, make payments, rules & regulations, and other information about your association..



Colonial Charles Utility Group (Cygnus) Recurring Payment Authorization Form colonialcharles.org

February 2025 HOA Board Meeting Schedule

No Board Meeting

Happy
Valentine's
Day

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February 1, 2025



Karla Costello
Treasurer
Grounds



Jacqueline Green
President
Architecture
Newsletter



Thelma Carter
Secretary
Architecture
Security

*Board
of
Directors*



Wilbert Ferguson
Vice President
Clubhouse



George Via
Member-at-Large
Clubhouse
Architecture

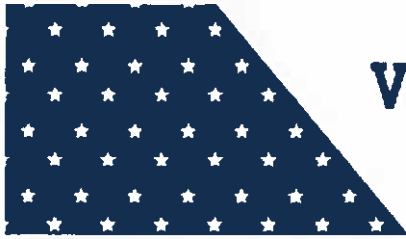
Clubhouse Managers



Reva Ware



Vivian Madison



**VETERANS
CORNER** 



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

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

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

Veterans Home Modification Benefits

As we age, maintaining independence in the comfort of familiar surroundings often becomes a top priority. Fortunately, the U.S. Department of Veterans Affairs (VA) and other organizations offer valuable resources to veterans who face mobility challenges and require home adaptations to suit their individual needs.

The VA offers different levels of home modification or “adaptation” programs tailored to the specific needs of qualified individuals in different situations. Eligibility is not based on income, but those who qualify have certain service-connected disabilities, such as loss of use of limb(s), visual impairments, severe burns, respiratory issues or other chronic illnesses. The grants provide money for either home construction or home modification for eligible veterans — whether they live by themselves or with others. One program grant, the Home Improvements and Structural Alterations (HISA), can be written by a VA physician like a prescription. Additional information and resources can be found at: <https://www.aarp.org/home-family/voices/veterans/info-2024/military-home-benefit-guide.html?CMP=RDRCT-IM-OTHER-VMF-VETSBENGUIDE-VANITY>

2025 Veterans Benefits Guide

The 2025 Veterans Administration Federal Benefits for Veterans, Dependents, Survivors and Caregivers handbook is now available and can be found online or a printed copy can be picked up at your local medical center, regional office or Vet Centers. It provides details on eligibility requirements for each benefit, and because VA serves different generations of Veterans, it also outlines the qualification guidelines for distinct periods of service to clarify eligibility for Veterans with service spanning both peace and wartime periods. The handbook also contains a comprehensive listing of VA programs, including phone numbers and websites for easy reference. <https://department.va.gov/wp-content/uploads/2024/12/2025-Federal-Benefits-for-Veterans-Dependents-and-Survivors.pdf>

CELEBRATION
**BLACK
HISTORY
MONTH**
FEBRUARY



Share the history! Never forget!

*"You may write me down in history * With your bitter, twisted lies * You may trod me in
the very dirt * But still, like dust, I'll rise.*

*Does my sassiness upset you? * Why are you beset with gloom? * 'Cause I walk like I've
got oil wells * Pumping in my living room. * Just like moons and like suns, * With the
certainty of tides, * Just like hopes springing high, * Still I'll rise.*

*Did you want to see me broken? * Bowed head and lowered eyes? * Shoulders falling
down like teardrops, * Weakened by my soulful cries?*

*Does my haughtiness offend you? * Don't you take it awful hard * 'Cause I laugh like
I've got gold mines * Diggin' in my own backyard.*

*You may shoot me with your words, * You may cut me with your eyes, * You may kill me
with your hatefulness, * But still, like air, I'll rise.*

*Does my sexiness upset you? * Does it come as a surprise * That I dance like I've got
diamonds * At the meeting of my thighs?*

*Out of the huts of history's shame * I rise
Up from a past that's rooted in pain * I rise
I'm a black ocean, leaping and wide, * Welling and swelling I bear in the tide.*

*Leaving behind nights of terror and fear * I rise
Into a daybreak that's wondrously clear * I rise
Bringing the gifts that my ancestors gave, * I am the dream and the hope of the slave.
I rise * I rise * I rise."*

Maya Angelou

Snow Removal:

1. After 2 inches of snow accumulation remove snow from the following:

a. Driveways and walkways to front door of 240 homes, including 4 extended driveways. The extended driveways are:

(1) Autumn End Place;

(2) Birdcherry Place;

(3) Sweet Alyssum Place;

(4) 10635 Shadow Park Court, located between 10631 Shadow Park Court and 10639 Shadow Park Court.

b. All area sidewalks, clubhouse driveway, canopy and parking lot, and 6 mailbox pads.

c. Six streets ending in "Place" are:

(1) Cloud Place;

(2) Fullmoon Place;

(3) Galaxy Place;

(4) Moonlight Place;

(5) Starlight Place;

(6) Sunshine Place;

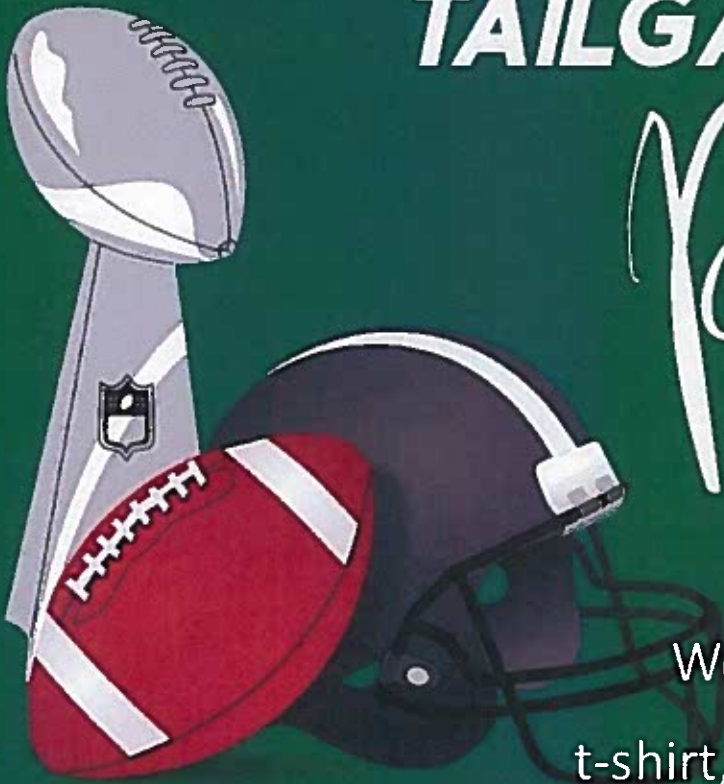
d. Repeated removal, if necessary, of ice/snow buildup created by County plows at ends of already cleared clubhouse entrances. In addition, repeated removal, as necessary, of residential front door entrances, driveways to include extended driveways.

2. Provide preventative ice melt applications as needed for 6 mailbox pads, clubhouse and homes.

3. If an ice storm is predicted, pretreat clubhouse walkways and parking lot, 6 mailbox pads, all residential driveways and walkways to front door entrances.

JOIN US FOR A
SUPER BOWL
TAILGATE

Party!



Wear your sport's jersey,
t-shirt, or team colors (any team)

GAME DAY

February 9, 2025

Doors Open at 6:00 pm

You are Welcome to bring Guests!

This a Potluck and BYOB Event



Valentine's Day

February 14th

T	S	E	R	A	E	D	D	I	P	U	C	E	Z	C
S	T	S	S	E	E	B	E	O	M	U	W	V	H	D
T	R	R	S	N	N	N	E	B	S	O	K	O	J	N
F	A	E	E	I	G	M	E	M	R	N	C	L	B	E
I	E	W	C	T	A	S	W	R	I	O	R	H	O	I
G	H	O	N	N	P	A	A	P	L	N	O	R	Y	R
I	H	L	A	E	M	F	L	A	H	N	E	V	F	F
L	U	F	M	L	A	F	T	B	G	D	D	X	R	L
O	G	V	O	A	H	E	C	U	B	Y	A	W	I	R
V	O	G	R	V	C	C	U	R	E	N	R	E	E	I
E	T	R	A	E	H	T	E	E	W	S	L	R	N	G
Y	E	R	R	I	O	I	D	H	F	W	I	O	D	E
O	A	N	I	R	T	O	P	C	K	K	N	D	N	D
U	R	O	S	E	S	N	K	I	S	S	G	A	Q	A
E	C	A	N	D	Y	D	E	V	O	L	E	B	E	R

ADORE
AFFECTION
ARROW
BE MINE
BELOVED
BOYFRIEND
CANDY
CHAMPAGNE
CHERUB
CHOCOLATE

CUPID
DARLING
DEAREST
FLOWERS
GIFTS
GIRLFRIEND
HEARTS
HUG
I LOVE YOU
KISS

LOVE
PINK
POEM
RED
ROMANCE
ROSES
SWEETHEART
VALENTINE



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Colonial Charles Clubhouse

FEBRUARY 2025						
Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
						1
2	3 Chair Aerobics 12p Bid Whist 2:00p Dancercise@ 6:15p	4 Virtual Bible Study 7:30p Request logon	5 Chair Aerobics 12p	6 Phase 10 2:00p Pool/Spa Closed 2:00p	7 Pokeno 2:00p	8 Crafty Crafts 10:00a Aerobics Room In Use @ 1p
9 Super Bowl Party 6:00p	10 Chair Aerobics 12p Bid Whist 2:00p Theatre Group 6:00p	11 Bingo @ 6:30p Virtual Bible Study 7:30p Request logon	12 Chair Aerobics 12p	13 Phase 10 2:00p	14 Pokeno 2:00p	15
16	17 Chair Aerobics 12p Bid Whist 2:00p Dancercise@ 6:15p	18 Virtual Bible Study 7:30p Request logon	19 Chair Aerobics 12p	20 Men's Luncheon 12:30p Phase 10 2:00p Pool/Spa Closed 2:00p	21 Pokeno 2:00p	22
23	24 Chair Aerobics 12p Bid Whist 2:00p	25 Polluck Bingo @ 6:30p Virtual Bible Study 7:30p Request logon	26 Chair Aerobics 12p	27 Phase 10 2:00p	28 Pokeno 2:00p	