



Colonial Charles Community
3235 Shadow Park Lane
Waldorf MD 20603
colonialcharles.org
301-638-2190



May 1, 2025

NEWSLETTER

During April's General Session Meeting, it has become obvious that many residents do not understand the responsibilities of a Homeowners Association (HOA) or the monthly fees. The HOA consists of 5 elected volunteer Board members who governs a community that consists of townhouses and individual single-family homes.

The HOA creates and enforces rules and bylaws to maintain the community. When you buy a home in a managed community, you're also agreeing to legal entitlements and obligations in addition to the actual purchase of the home. Some of the most common commitments you're going to have when you purchase a home within a managed community are attending meetings, having regular inspections, and paying fees.

The HOA fee was increased by \$5.00 3 years ago, after 14 years. On average, homeowners in Maryland pay about \$4,810 annually for HOA fees, which is approximately \$401 a month, much higher than our fee. HOA fees cover services like lawn care, snow removal, trash collection, community maintenance and other services as defined by the HOA. If homeowners were required to pay for each of these services individually, the cost would be more than a mortgage payment. Average costs for the Maryland:

Landscaping: The average cost for basic landscaping in Maryland ranges from \$3,300 to \$13,200, with prices per square foot typically between \$4.50 and \$17. A small landscaping project could cost \$300 to \$800, while larger installations can range from \$2,000 to \$4,000. Landscapers often charge \$50 to \$100 per hour for a two-person crew. Maintenance costs around \$100 to \$200 per month for basic services. Planting shrubs can range from \$25 to \$85 per plant, while tree planting costs between \$200 and \$700 per tree installed.

Snow Removal: Cost for individual home snow removal can range from \$30 to \$70 per visit for a typical driveway. This price can vary based on factors like the size of the driveway, the slope, and whether additional services like salting or sanding are requested. For larger or more challenging driveways, costs can range from \$50 to \$200 or more. The average snow removal cost is \$105 per visit or \$700 per seasonal contract. Most homeowners pay \$45 to \$160 for one visit or \$300 to \$1,000 for a contract that lasts the entire snowy season.



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Trash Removal: The average cost for individual garbage removal in Maryland varies, but generally falls between \$150 and \$350 per load. Factors like the amount and type of waste, local landfill fees, and the frequency of service all contribute to the final price.

Having a well-maintained home in a well-kept neighborhood is attractive to buyers. When HOA residents are held accountable for maintaining their properties and common areas, property values stay more consistent and more often increases.

Some homeowners may not like restrictions on the types of vehicles they can park in their driveway, what colors they can paint their home, or the types of trees or bushes they can have in their front yard. For those who don't like being told what to do, HOAs may feel restrictive, cause you to rethink purchasing in this type of community or consider moving to a non-HOA community. However, the pros outweigh the cons when having a community that takes care of landscaping, garbage collection, and more can ease the challenges associated with home ownership. Also living in a well-maintained neighborhood is aesthetically better in which to live, especially with the amenities offered at the Clubhouse.

Grounds Maintenance

Warning: Contractors charging to exterminate ants and termites, blaming the infestations on the mulch.

Complete Landscaping Schedule

May 12th – mow, edge and pull weeds

May 30th – mow & pull weeds

If you see trash/debris in the stormwater ponds, please notify Grounds Maintenance.

groundsmaintenance@colonialcharles.org



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Approved Motions — April 2025 Executive Session Board Meeting

- (1) Luna, Belle Alliance entrance cleanup, \$600
- (2) Ashley Furniture sofa purchase, \$1,793.30
- (3) High Sierra Pools, Spa equipment, \$2,278.
- (4) High Sierra, Pool Chemicals and Taylor Test Kit, \$3,744.61

Clubhouse

Congratulations to the Sip & See Photo Winners

Donna Ball, 1st Prize

Joe Ann Swann, 2nd Prize

Rosalind Smith, 3rd Prize

**RESIDENTS MUST ACCOMPANY AND STAY WITH THEIR VISITORS WHILE IN THE CLUBHOUSE.
FOB KEYS USED BY NON-RESIDENTS IS A VIOLATION.**

Upcoming event

Block Party, June 14, 2025

Fun Cruise

Residents enjoyed a week cruising the Caribbean. Love and remembrance to Ms Gene Jones.





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301-638-2190*



May 1, 2025

*Management & Community Inquires should be addressed to:
Stephanie Martin, 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

HOA Board Meetings Schedule

No Board Meeting

May
החודש

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May 1, 2025



Karla Costello
Treasurer
Grounds



Jacqueline Green
President
Architecture
Newsletter



Thelma Carter
Secretary
Architecture

*Board
of
Directors*



Wilbert Ferguson
Vice President
Clubhouse



George Via
Member-at-Large
Clubhouse
Architecture

*Clubhouse Facility
Managers*



Reva Ware



Vivian Madison



**VETERANS
CORNER** 



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

Veterans Crisis Line: Dial 988, then press 1

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

Automobile Allowance and Adaptive Equipment

If you have a disability related to your service that prevents you from driving, you may be able to get money to help you buy or change a vehicle so you can drive. Types of vehicles covered by VA automobile allowance include cars, vans, motor homes, commercial trucks, and farm machines like tractors. <https://www.va.gov/disability/eligibility/special-claims/automobile-allowance-adaptive-equipment/>

Telehealth Study Recruiting Veterans Now

The VA Geriatric Research Education and Clinical Center is recruiting 126 Veterans nationwide by October 2026 for a telehealth physical therapy program. This program provides high-intensity rehabilitation, coaching and social support to Veterans. It provides physical rehabilitation through telehealth, which is effective in improving and sustaining physical function for older Veterans. To be eligible to participate in the study, Veterans must be at least 60 years old and have some need for physical therapy. Final eligibility for participation will be made by the program staff at the VA Eastern Colorado Health Care System and the University of Colorado School of Medicine.

https://news.va.gov/138974/telehealth-study-recruiting-veterans-now/?utm_source=middle&utm_medium=email&utm_campaign=VetResources&utm_id=26MAR2025

What's Happening in the Community

A Night of Live Jazz & R&B featuring Kevin Howard & Friends

May 16, 2025

Graces Event Center,
4045 Renner Road, Waldorf MD 20602

Doors Open: 7:30p

Advanced tickets \$20.00

Day of Event \$25.00

Tickets: [BRENCORE.COM](https://www.brencore.com)

GO GO MEETS SOUTHERN SOUL 2025

Address: 8440 Fairground Rd,
La Plata, MD 20646

Sunday, May 4, 2025 at
12:00 PM

Tickets: [https://Tickets:
https://
www.eventbrite.com/e/go-
go-meets-southern-soul-
tickets-1231774654149](https://Tickets:https://www.eventbrite.com/e/go-go-meets-southern-soul-tickets-1231774654149)

"4 The Cool In You" Wine & Music Festival

Charles County
Fairgrounds
4057 Parker Ct, Saint
Charles, Waldorf MD

Saturday, May 31, 2025 @12 noon

[https://allevents.in/waldorf/9th-
annual-4-the-cool-in-you-wine-
and-music-festival/
200027932929515](https://allevents.in/waldorf/9th-annual-4-the-cool-in-you-wine-and-music-festival/200027932929515)

College of Southern Maryland

Explore Our World and Others
Through Art. The College of
Southern Maryland offers reading
and literary series as well as music
and dance performances. [https://
view.ecsm.edu / ?
qs=baba4eb5c9d82bed31fec77ffe4
873c66b9bc2df72cf8d50a3cbf031
76535d9af255956b9930cab874cd
52eef2576e28b9acd5b463c7c4ef
e1a0c877ada33f83d170bb4bbf2d](https://view.ecsm.edu/?qs=baba4eb5c9d82bed31fec77ffe4873c66b9bc2df72cf8d50a3cbf03176535d9af255956b9930cab874cd52eef2576e28b9acd5b463c7c4efe1a0c877ada33f83d170bb4bbf2d)

Memorial Day Ceremonies

Maryland Veterans Museum at
Patriot Park in Newburg, MD, offers
events and exhibits throughout the
year to honor veterans.

Women Veterans United
Committee, Inc. will be hosting a
memorial service at The Town of
Indian Head on 27 May @11a,
Inside Pavilion Green at Indian
Head located in Charles County at
the end of Route 210 (Indian Head
HWY) just outside the gate of the
Naval Support Facility Indian Head,
MD 20640.

"Touch A Truck" event at Regency Furniture Stadium

Monday, May 12, 2025

Showcases unique vehicles,
trucks, and food vendors.

SPRING

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

BUBBLES
 DUNNY
 BUTTERFLY
 CATERPILLAR
 CHICK

DUCKLING
 EASTER
 EGGS
 FLOWERS
 GRASS

GREEN
 GROW
 LAKE
 HERB
 ROBIN

ROSES
 SEEDS
 SHOWERS
 SUNSHINE
 TULIP
 WORMS

<http://www.primrosekiddies.com>



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Colonial Charles Clubhouse

MAY 2025						
Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
				1 Phase 10 2:00p	2 Pokeno 2:00p	3 Grand Room Rental 2:00p
4	5 Chair Aerobics 12p Bid Whist 2:00p Dancercise@ 6:15p	6 Virtual Bible Study 7:30p Request logon	7 Chair Aerobics 12p	8 Phase 10 2:00p Pool/Spa Closed 2:00p	9 Pokeno 2:00p	10 Grand Room Rental 3:00p
11	12 Chair Aerobics 12p Bid Whist 2:00p Theatre Group 6:00p	13 Bingo 6:30p Virtual Bible Study 7:30p Request logon	14 Chair Aerobics 12p	15 Men's Luncheon 12:30p Phase 10 2:00p	16 Pokeno 2:00p	17
18	19 Chair Aerobics 12p Bid Whist 2:00p Dancercise Party@ 6:15p	20 Virtual Bible Study 7:30p Request logon	21 Chair Aerobics 12p	22 Phase 10 2:00p Pool/Spa Closed 2:00p	23 Pokeno 2:00p	24
25	26 Chair Aerobics 12p Bid Whist 2:00p OUTDOOR POOL OPENS	27 Virtual Bible Study 7:30p Request logon	28 Chair Aerobics 12p	29 Phase 10 2:00p	30 Pokeno 2:00p	31