



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



June 1, 2026

NEWSLETTER

Residents have raised several questions about the May 12, 2026, special assessment notice, particularly about the cost breakdown, the assessment amount, payment options, and how payments will be processed. Understandably, residents have had questions. The information below will provide final payment information.

2026 Snow Removal Expenses

Budgeted 2026	YTD Expenses (3 Invoices)	Paid by Operating Fund	Paid by Reserve Fund*	Remaining in Operating Fund
52,000	191,387.50	51,387.50	140,000.00	612.50

January 2026 Snow Removal Invoice and Special Assessment Calculation

The January 2026 snow removal invoices totaled \$147,877.50. Of that amount, \$7,877.50 was paid from the operating account, and \$140,000 was paid from the reserve fund which has to be repaid.

***References:**

(1) Colonial Charles Constitution, Article 6, Remedies of Association for Non-Payment of Assessments;

(2) Maryland Law HB292/SB63 states any Reserve funds must be repaid within one (1) to five (5) years.

The Board of Directors opted to utilize the special assessment to reimburse the Reserve fund for the \$140,000 to cover this expense and to pay the full amount this year.

Each lot owner is assessed \$583.33. This amount is calculated by dividing \$140,000 equally among 240 lots.

- Majerle Management (MMI) requests paying the amount in a one-time, lump sum of \$583.33 by December 31, 2026. Payments made in increments would be time-consuming and could account for inaccurate recording.
- MMI will post the special assessment charges to owners' ledgers in the same manner as regular assessments.



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Payment Methods:

- Homeowners should make check payable to Colonial Charles Community Association and mail to:

Colonial Charles Community Association
6401 Golden Triangle Drive, Suite 315
Greenbelt, MD 20770

- Indicate "Snow Assessment" on check memo line
- Owners enrolled in ACH may have this one-time assessment added to their monthly ACH payment by emailing, accounting@accessmmi.com, to authorize MMI to add the special assessment to their monthly ACH payment.
- Pay through the Owners Portal on MMI's website.

Approved Motions - April 2026

No approved motions to report.

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

Reminder: Questions regarding landscaping (mowing, trimming, pruning, etc.) should be directed to Groundsmaintenance@colonialcharles.org, not Charles County roads.



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GreenTouch Landscaping

See attached schedule.

Spring Cleanup

Every Spring homeowners are reminded to inspect the exterior and interior of their homes for mold and mildew. Mold and mildew both are types of fungi that thrive in moist areas, mildew is actually a variety of mold. Both mold and mildew thrive in moist, shaded environments by feeding on dirt, pollen, and organic debris that builds up on your siding, brick, or stucco.

Both are unsightly, ruins the appearance of your home, can cause damage to siding, and according to the US Center for Disease Control and Prevention, can cause health problems and symptoms that range from a stuffy nose, sore throat, cough, and burning eyes, to a skin rash. Those with allergies can have more severe reactions.

Best Prevention & Removal Methods

1. Wash Regularly: Clean your home's exterior annually or semi-annually.
2. Trim Foliage: Cut back trees and bushes so sunlight can directly hit your walls.
3. Clear Gutters: Ensure gutters are debris-free so water flows away from the house rather than spilling over and running down your siding.

Clubhouse

Community Health & Well-Being Notice

The community bike riders, known as Colonial Charles (CC) Riders, invites all residents for cycling, whether you have a 2 or 3 wheeler. Cycling is a highly effective, low-impact workout that boosts cardiovascular health, builds muscle, and aids in weight management. A 30-minute bike ride supports joint health and enhances mental well-being, as well as offering significant fitness benefits.

Meeting dates and times can be found on the Clubhouse calendar.

Community Courtesy and Consideration

Neighbors, please be considerate of others by reducing noise levels that is disturbing to others such as excessive dog barking that disturbs the quiet, comfort of the community. And maintaining your dog on a leash.



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The Waste Management (WM) contract has been amended to start on 1 July 2026. This prevents an overlap of service with Evergreen Disposal.

WM Disposal - Holiday Schedule

<i>New Year's Day</i>	<i>January 1</i>
<i>Martin Luther King Jr Day</i>	<i>January 19</i>
<i>President's Day</i>	<i>February 16</i>
<i>Good Friday</i>	<i>April 3</i>
<i>Memorial Day</i>	<i>May 25</i>
<i>Independence Day</i>	<i>July 4</i>
<i>Labor Day</i>	<i>September 7</i>
<i>Thanksgiving Day</i>	<i>November 26</i>
<i>Christmas Day</i>	<i>December 25</i>

MONDAY trash pickup occurring on or after the holiday for your residence will be provided one day late.
Visit wm.com/holiday-schedule within 7 days of a holiday to view the most up-to-date information.

Management & Community Inquires should be addressed to:

Majerle Management Services, Inc.
6401 Golden Triangle Drive, Suite 315
Greenbelt, MD 20770

Community Manager: Stephanie Martin, 301-220-1850

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

2026 HOA Board Meetings Schedule

No Board Meeting scheduled.



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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

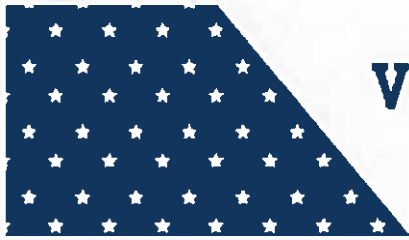


George Via
Member-at-Large
Clubhouse
Architecture

Clubhouse Manager



Reva Ware



**VETERANS
CORNER** 



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

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

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

Mental Health Research at VA's Million Veteran Program

Researchers with VA's Million Veteran Program (MVP) are studying mental health conditions that matter to Veterans, including PTSD, depression, anxiety, suicide prevention, substance use, effects of traumatic brain injuries and more. To make discoveries, researchers need information from Veterans both with and without mental health conditions.

Every Veteran who completes MVP surveys helps strengthen this research. If you haven't already joined MVP and completed your MVP surveys (or aren't sure if you completed them all), log in to www.mvp.va.gov. When you join MVP, you are asked to give a blood sample, grant researchers secure access to your health records and complete surveys about health, lifestyle, military experiences and exposures. Your responses to these surveys can help improve health care for Veterans with similar experiences. You can complete surveys at your own pace, save your progress and return later if needed. <https://news.va.gov/146583/mental-health-research-million-veteran-program/>

Diagnosis Denied: Veterans Fight for the VA To Recognize What They Say Is a Service-Related Disease

Veterans across the country are raising urgent concerns about a rare, progressive muscle disease—inclusion body myositis (IBM) that they believe is linked to their military service yet remains largely unrecognized by the Department of Veterans Affairs. Advocates believe the number of veterans diagnosed with IBM may be anywhere from 6 to 19 times higher than the general population. Veterans are routinely denied disability benefits because the condition is not officially classified as service connected. As a result, many face years of appeals, mounting medical costs, and life-altering delays in care and support.

Lawmakers and researchers are starting to take notice, but meaningful change could still be years away. <https://www.11alive.com/article/news/investigations/diagnosis-denied-veterans-fight-for-the-va-to-recognize-what-they-say-is-a-service-related-disease-stream-the-investigative-special-for-free/85-a40f6ae6-a6e1-48a7-b972-521e2e6e1e93>

No Soliciting Ordinance

This week our community experienced the unnecessary aggressiveness of vendors ignoring the No Soliciting signs posted at our entrances.

Many 55+ communities in Maryland use No Soliciting signs to deter unwanted solicitation, "No Knock" registries and reporting violations to local police. (A "No Knock" registry is similar to a "Do Not Call" list that registers your address with a county clerk or police. Solicitors are then legally prohibited from knocking on your door or ringing your doorbell.)

Unfortunately, Waldorf, Maryland, does not have a centralized, government-operated "No Knock" or "No Solicitation" registry for residents. Because Waldorf is an unincorporated area in Charles County, residents have to manage door-to-door solicitation by using local laws (calling police) and physical signs.

The most effective ways to stop solicitors from knocking on your door in Waldorf include:

- **Display a Sign:** The most legally recognized way to deter solicitors in Maryland is to clearly display a "No Soliciting" or "No Trespassing" sign near your front entrance.
- **Ask Solicitor to Leave Your Property:** If you decide to have a conversation with a solicitor, ask to see an official Solicitor's License issued by Charles County, MD (or by your specific incorporated municipality, such as the nearby Town of La Plata).
- **Report Violations:** If a salesperson knocks despite your sign, or if they cannot provide a permit, contact the Charles County Sheriff's Office non-emergency line at (301) 932-2222 to report a trespass or a violation of local ordinances.



The 60-Second Safety Check: Coming Back Home

It feels great to be home—but don't drop your guard just yet. Before you unload the car, take a slow look around your property. Any doors or gates ajar? Packages you didn't order? Signs someone's been in the yard?

Pro tip: If something feels off, don't go inside alone. Call a trusted neighbor or local sheriff to check things out with you. A quick once-over gives you peace of mind—and keeps us alert for anything unusual.

Neighborhood Watch
We look out for each other

GreenTouch Landscaping - Mowing

June 4 / June 15 / June 24 Mowing & Round Up

Pruning Service



June 22 - Orange

June 23 - Blue

June 25 - Pink

June 26 - Green



JUNETEENTH

Word Search



ABOLITION	CULTURE	FREEDOM	PARADE
BONDAGE	EMANCIPATION	GRANGER	PROCLAMATION
CELEBRATE	ENSLAVED	HISTORY	PROGRESS
CIVIL RIGHTS	FEDERAL	HOLIDAY	REBELLION
CIVIL WAR	FESTIVAL	JUBILEE	SLAVERY
CONFEDERACY	FREEDMEN	LINCOLN	TEXAS

Free printable courtesy of WordSearchAddict.com

					4		5	
	9							2
5								1
	8	9		4	5	3		
		3				8		
		5		7	8			
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		7	1			4		6
1				3			7	

JUNE 2026

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
	1 Chair Aerobics 12p Bid Whist 2:00p	2 Virtual Bible Study 7:30p Request logon	3 Chair Aerobics 12p Social Committee 4:30p	4 Phase 10 Sequence 2:00p Pool/Spa Closed 2:00p	5 Pokeno 2:00p CC Riders 6:30p Clubhouse Parking Lot	6 Crafty Crofts 10:00a Grand Room Rental 5:00p
7	8 Chair Aerobics 12p Bid Whist 2:00p Theatre Group 6:00p	9 Bingo 6:30p Virtual Bible Study 7:30p Request logon	10 Chair Aerobics 12p	11 Phase 10 Sequence 2:00p	12 Pokeno 2:00p	13 CC Riders 9:00a Clubhouse Parking Lot Grand Room Rental 3:00p
14 Grand Room Rental 2:00p	15 Chair Aerobics 12p Bid Whist 2:00p	16 Virtual Bible Study 7:30p Request logon	17 Chair Aerobics 12p Social Committee 4:30p	18 Men's Luncheon 12:30p Phase 10 Sequence 2:00p Pool/Spa Closed 2:00p CC Riders 6:30p Clubhouse Parking Lot	19 Pokeno 2:00p	20 Oldies Birthday Celebration
21	22 Chair Aerobics 12p Bid Whist 2:00p	23 Virtual Bible Study 7:30p Request logon	24 Chair Aerobics 12p	25 Phase 10 Sequence 2:00p	26 Pokeno 2:00p	27 CC Riders 9:00a Clubhouse Parking Lot Grand Room Rental 2:00p
28	29 Chair Aerobics 12p Bid Whist 2:00p	30 Virtual Bible Study 7:30p Request logon				