



Gallahan Acres Community Newsletter (Special Edition)

Vol 1, Issue 1 Jan-Feb-Mar 2021

Welcome to our first Newsletter

Our goal with this newsletter is to highlight information from home owners, committee leaders, and board members; to ensure that residents become familiar with the covenant by providing regulation reminders, and to announce new rules, regulations, and deadlines.

Also, welcome to all our new families moving in. We can't wait to meet you!

Letter from the Board

Greetings from the King Gallahan Acres Homeowners Association (HOA) Board of Directors.

We hope you are enjoying your new homes. Thank you for your support during the past few months. We definitely appreciate it. Please feel free to contact us with any questions or concerns that you have. You can contact us at our email: gallahanacreshoa@gmail.com or from our webpage: kinggallahanho.org by way of our "Contact Us" form.

Our mission is to maintain a high quality community through management of common areas, enforce home owners' compliance of rules and covenants, and support initiatives to preserve the value of our homes. In order for us to achieve the aforementioned, please become familiar with the HOA Covenant, Conditions and Restrictions.

In addition, we want to ensure that our neighborhood is kept safe for all that live here. Please become familiar with your neighbors and surroundings. If you see a crime in progress, please call 911 or if you have a concern, please contact our Clinton Police Department on their non-emergency line, 301-856-3130.

Moreover, we want to create an atmosphere that supports the continual growth of our community.

Sincerely,

KGHOA Board of Directors

King Gallahan Homeowners Association

Board of Directors

President – Linda Ball

Vice President – Chavone Tripp

Secretary – Tanya Miller-Harris

Treasurer - Phillip Anderson

Member at Large – William Mitchell

Committee Leads

Architecture: TBD

Covenant: TBD

Get Involved

Share info, write and submit an article to this quarterly newsletter. Provide your input and participate with a committee

Mail HOA Fees to:

King Gallahan Homeowners
Association
PO Box 1088
Clinton, MD 20735

Stay Connected

email:

gallahanacreshoa@gmail.com

website:

kinggallahanho.org

HOA Initiatives

- Install solar lighting at the community entrance
- Request criteria for becoming a gated community
- Research the costs associated with a cover for the community mailbox
- Research insurance restrictions regarding the rental of the playground and picnic area
- Research security awareness signage and surveillance for the community entrance
- Enhance landscaping at community entrance
- Audit HOA finance activities
- Inspect and document HOA common areas and properties



Spring Forward On Sunday

March 14 at 2 AM

Turn your clocks 1 hour forward before you go to bed on

Saturday March 13th

It's also a good time to schedule maintenance on essential household items:

- Replace smoke alarm batteries and test the alarm.
- Check your carbon monoxide monitors.
- Clean your dryer vent. The dryer vent should be cleaned at least every six months to prevent fire hazards.
- Check all your appliance filters to ensure optimum efficiency. This includes furnace and air conditioning air filters, vacuum cleaners, refrigerators water filters, dishwasher filters and air purifiers and humidifiers.
- Schedule a cooling system check. Make sure your HVAC is working properly before the heat of summer hits.
- Have your water heater drained to remove sediment and improve efficiency. This should be done once a year.

Spring Forward to a House in Tip Top Shape!

Architectural Review Rules

Before installing those outdoor sheds, patios or decks, any changes or additions to your home or major changes to your landscaping need prior ARC approval. Major additions must be staked for visual reference to assess impact to adjoining properties. The HOA has 30 days to review submissions to ARC. For complete details see kinggallahanho.org "Homeowners Association Documents", Covenants, Conditions and Restrictions.

HOA Assessments OVERDUE!

Payment of the annual King Gallahan Homeowners Association assessment of \$500.00 for 2021 should have been received no later than January 30, 2021. Any unpaid amounts are subject to late penalties, which accrue until all fees are paid in full. If you missed the January 30th assessment deadline, please immediately contact our Treasurer Phil Anderson by email: pmanderson1414@gmail.com to arrange payment.

Regulation Reminder

Topic: Pets

Pets shall be attended at all times and shall be registered, licensed, and inoculated as may from time to time be required by law. Pets shall not be permitted upon the Common Area unless accompanied by a responsible person and unless they are carried or leashed. The Board of Directors shall have the right to adopt such additional rules and regulations regarding pets as it may from time to time consider necessary or appropriate.

Declaration of Covenant
Article 7.2b, Page 13

Keeping Our Community Safe

Please slow down.

You may have noticed that the 25 MPH sign is now posted when you turn on to King Gallahan Court. As our neighborhood becomes more populated, we need to make a conscious effort to slow down. Our residents need a safe space to walk their dogs, roller skate, push strollers, jog, or just take a stroll to the mailbox. When the weather changes, our children will be coming and going into the playground.

Please be observant and be safe.



It was a nice day when we held our first meet-and-greet on November 14, 2020. We had a great time getting to know each other. Big thanks to our grill-masters Phil and Larry and everyone else whose contributions made this a special event. We look forward to more opportunities to gather together as a community in the near future.

Published quarterly, the next issue will be disseminated in April 2021. Forward submissions to gallahanacresnews@gmail.com by April 5th for approval by the Board. An email request will be sent to homeowners prior to the cutoff date. We welcome your input and feedback.