



Gallahan Acres Community Newsletter

Vol 1, Issue 3 Jul-Aug-Sept 2021

Hello Neighbors, Hope All is Well

In this issue, we will highlight regulations from the Declaration of Covenants Conditions and Restrictions, detail ongoing HOA initiatives, and provide general information about our community.

If you have good news to share or want to submit an article, please drop us a line at gallahanacresnews@gmail.com

Neighborhood News

Thank you to **Linda** for developing our awesome website and the Zoom process that we use for our homeowner meetings and other important events during the pandemic.

Thank you to **Nikki** for organizing and hosting a virtual baby shower for Chavonne and Verdell, who welcomed Landon into our Gallahan Acres family in April.

Thank you to **Charlette** for volunteering to organize our upcoming Community Day in August.

Thank you to **Paulette** for providing the homeowners with the County's non-emergency online reporting process due to recent disturbing events by non-residents in our neighborhood.

2nd Quarter Accomplishment(s)

- Established pricing and process for playground rental
- Established late assessment fees and interest penalty
- Hired lawn contractor to maintain HOA common grounds
- Installed lock on the playground gate
- Installed a chain link fence and "No Trespassing" sign next to the community mailbox
- Documented HOA common area and properties

Ongoing HOA Initiatives

- Requesting criteria for becoming a gated community
- Researching the costs associated with a cover for the community mailbox
- Researching surveillance measures and security awareness signage for the community entrance
- Enhancing the landscape at community entrance
- Coordinating with the County on lake maintenance
- Pricing the cost of solar lights for the playground
- Coordinating with the County on a chain link fence and "No Trespassing" sign for the playground
- Reviewing formal changes to Article 7, Section 7.2e regarding placement of trash and recycle cans
- Preparing for the audit of our HOA finances

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 or submit an article to this quarterly newsletter. Provide your input and participate in a committee.

Mail HOA Fees to:

King Gallahan Homeowners Association
PO Box 1088
Clinton, MD 20735

Stay Connected

email:

gallahanacreshoa@gmail.com

website:

kinggallahanhoa.org

Non-Emergency Dispatch Reporting

<https://princegeorgescountymd.gov/3743/Non-Emergency-Dispatch-Request>

Regulation Reminders

Topic: Non-Payment of Assessments

Any assessment not paid within 30 days after the due date shall bear interest from the due date until paid at a rate determined by the Board of Directors, up to the maximum rate of interest permitted under the laws of the State of Maryland.

Per Declaration of Covenant
Article 5, Section 5.8, Page 9

Topic: Enforcement

The Board of Directors or the Covenant Committee shall be charged with determining whether there is probable cause that any of the provisions of this Declaration, the Bylaws, Articles of Incorporation or the rules and regulations of the Association, regarding the use of the dwelling units, Lots, Common Area or other Association property, are being or have been violated.

Per Declaration of Covenant
Article 12, Section 12.6a, Page 28

Visit our website for further info

Keeping Our Community Informed Meeting Highlights (ICYMI)

Homeowners agreed to clean up trash around their yards and our lawn contractor will remove any trash accumulated in the common area.

The Architecture Committee has scheduled its first street view-only community walkthrough for Thursday August 5th.

For the good of the neighborhood, homeowners were reminded to adhere to the 25 mph speed limit; consider neighbors when playing loud music; and to get familiar with the Covenant, Controls, and Regulations on our website.

See Meeting Minutes for further info

News Flash!

The playground is available for rent.

Rental fee is \$50 per hour. Requests for reservation can be sent via email: gallahanacreshoa@gmail.com.

Payment can be sent to King Gallahan Homeowners Association, Inc., POB 1088, Clinton, Maryland. Information will be added to the website as well as a calendar once reservations have been received.



**The greatness of a community is most accurately measured
by the compassionate actions of its members
-Coretta Scott King**

Published quarterly, the next issue will be disseminated in October 2021.

Forward submissions to gallahanacresnews@gmail.com by October 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.