

Gallahan Acres Community Newsletter -Special Edition-

Vol 3, Issue 4
Oct-Nov-Dec 2023



King Gallahan Homeowners Association (HOA) Website

Please check our community website for important information, forms, and access to all our governing documents.

www.kinggallahanhoa.org

Hello Neighbors

Welcome to our last newsletter of 2023.

This special edition focuses on Board elections, initiates the start of the Neighborhood Watch Program, and highlights the responsibilities associated with leasing or selling a home in our neighborhood. (See CCR Section 7 on Page 2)

An HOA allows us to live in a safe, clean neighborhood, preserves our property values and presents opportunities for resident involvement.

There are several ways to get involved: attend HOA meetings, volunteer for a position on the Board, publish the newsletter, or assist with the Neighborhood Watch Program.

Letter from the President

Hello King Gallahan Homeowners,

It is time to elect new officers for 2024-25. Nomination forms will be coming out in the next couple of weeks. Best wishes to those that are planning to compete for the role of President, Vice President, Member at Large, Treasurer and Secretary. Thank you, King Gallahan Homeowners for the opportunity to serve you as your President for the past three years. Your support has meant a lot and we have accomplished many things to solidify our community.

As we bring 2023 to a close, keep in mind, whether you are going or coming, that the role we are in, and/or the role we are stepping into, we didn't choose it, it was chosen for us for a higher purpose, for our lives are lives of purpose, promise, and progress! Always stay humble! Always be willing to put others first, that is the foundation of a true servant leader. Listen with your senses, not only with your ears but with all your senses to find clarity and speak your truth!

With sincere gratitude, humility, and appreciation,

Linda Ball, President
King Gallahan Homeowners Association, Inc.

Newsletter Editor

Opportunity Available
Beginning January 2024

If interested, apply at:
gallahanacreshoa@gmail.com

Save the Date!

Tuesday, October 31
Community Halloween Party
4 to 6 pm
Come out in your costumes.

Sunday, November 5
Daylight Savings Time ends

Neighborhood News

The King Gallahan HOA was established in October 2020.

William volunteered to be the captain of our Neighborhood Watch Program.

A neighborhood walk-through is being planned for this quarter.

Neighbors should remain vigilant. A car was stolen last quarter, and a fox seems to have fallen in love with our neighborhood.

King Gallahan HOA

Board of Directors

President – Linda Ball
Vice President – Chavone Nash
Secretary – Tanya Miller-Harris
Treasurer -VACANT-
Member at Large – William Mitchell

Mailing Address

King Gallahan Homeowners Association,
PO Box 1088
Clinton, MD 20735

gallahanacreshoa@gmail.com

HOA Assessments

Pay weekly, monthly, quarterly, or biannually via your owner portal at Blackstone Management website or app.

Architecture Change Requests

Any changes or additions to your home require prior Board approval. Submit through your owner portal on the Blackstone Management website or app.

County Contacts

Non-Emergency Police Number
301-352-1200 Option #5

For general information or to report flooding, snow removal, potholes, etc.

Dial 311 or visit pgc311.com

**Declaration of Covenants,
Conditions and Restrictions for King Gallahan Association, Inc.
Article 7: Use Restrictions
Section 7.3: Leasing and Transfers**

a. No portion of a dwelling unit, other than an entire dwelling unit, may be leased or rented unless the prior written approval of the Covenant Committee or the Board of Directors is obtained. All leases shall be on forms approved by the Association and shall (i) contain provisions advising the tenant of his/her obligation to comply with all provisions of this Declaration, the Bylaws and the rules and regulations of the Association, and (ii) provide that the Association shall have the right to terminate the lease upon default by the tenant in observing any of the provisions of this Declaration, the Bylaws or rules and regulations of the Association, or of any other document, agreement or instrument governing the dwelling units and/or the Property. The Owner(s) of a leased Lot shall notify the Association in writing of the Owners' current address. The Owner(s) of a leased or rented dwelling unit shall be jointly and severally liable with his tenant(s) to the Association to pay any claim for injury or damage to persons or property caused by any action or omission, including, without limitation, the negligence of the tenant(s). Every lease shall be subordinate to any lien filed by the Association, whether before or after such lease was entered into. The minimum term any dwelling unit may be rented or leased shall be six (6) months, and in no event may a transient tenant be accommodated in any dwelling unit.

b. Prior to the sale, conveyance or transfer of any Lot or dwelling unit to any person, the Owner shall notify the Board of Directors in writing of the name and address of the person to whom the proposed sale, conveyance or transfer is to be made and provide to it such other information as the Board of Directors may reasonably require. Failure to comply with the provisions of this Section 7.3(b) shall not void, prohibit, or otherwise invalidate the sale, conveyance or transfer of any Lot or dwelling unit nor may it have any affect upon any mortgage or deed of trust thereon.

*“We need to redefine community and find a variety of ways of coming together and helping each other.”
-Sharon Salzberg*

Published quarterly, the next issue will be disseminated in January 2024. Forward submissions to gallahanacresnews@gmail.com for approval by the Board. An email request will be sent to homeowners prior to the cutoff date. We welcome your input and feedback.