



The Warfields II HOA
P.O. Box 314
Glenelg, MD 21737

Happy New Year Warfields II Homeowners!

We hope 2014 finds you and your family happy and healthy. The Warfields II HOA board of directors had a very busy 2013 as the HOA was transitioned from the Warfield's II Ten Oaks Developers to the homeowners. Meanwhile, HOA special committees worked diligently on various projects and social events!

Some of the 2013 highlights include:

- formation of the new board of directors and monthly board status meetings
- sorted out the financial situation from the old HOA, transferred funds to new accounts, and established a partial 2013 budget
- mapped the neighborhood layout of homes and common areas
- transitioned financial management to a commercial HOA management company, Tidewater Property Management
- created new ARC review process and eliminated the \$100.00 review fee
- established legal council for the HOA, Bruce Brown of Rosen Hoover P.A.
- four committees formed - social, communications, landscaping, and safety
- met with Howard County Planning and Zoning officials about process and timeline for turnover from the developer to Howard County (likely Spring of 2014, TBD)
- reviewed and approved all submitted new and retroactive ARC requests
- researched and hired a new landscaping company, All The Trimmings
- creation of the HOA website - www.warfields2hoa.com
- social committee organized a great summer cookout and seasonally decorated the main entrance
- researched and hired a snow and ice removal company for the "common-in-use" driveways, Clifford P. Smith, Smith Landworks
- purchased better (and cheaper) HOA insurance
- legal documents to lift easements and allow for removal of the developer installed black fence (approved homes only) were mostly completed, ongoing to 2014
- safety committee researched and surveyed the community about the installation of street lights, ongoing in 2014

The 2014 budget has been posted on the HOA website along with the final 2013 financials. If you are not using direct pay for your HOA quarterly assessments you should have received a 2014 payment coupon booklet from Tidewater, if you did not receive this booklet please contact the HOA. Please try to make your quarterly payments by the first day of each quarter, timely payments are critical to cover the month-to-month expenses of your HOA.

The board of directors is looking forward to carrying on the 2013 management and projects into 2014; this year will be the first full year that the HOA is being managed by homeowners! The yearly HOA meeting, for all homeowners, will be held in April of 2014. At that time a new board of directors position will be open for election as Amy Liao's commitment will be ending (thank you!!!). If you are interested in volunteering for this position please contact the HOA prior to April so we can include you on the ballot. The HOA board also plans to host an all homeowner meeting in the fall of 2014 to provide partial-year status reports and provide a general question and answer session. Please keep up to date on the latest news and information by visiting the HOA website (www.warfields2hoa.com). We plan on expanding the website in 2014 with a FAQ, calendar, and homeowner posting section.

Thank you!

The Warfields II HOA Board of Directors

Scott Wiesenberger, President
Amy Liao, Vice President/Secretary
Ron Wilcom, Treasurer