

Champlain At Environ

February 2006

COMMUNITY STANDARDS AND RESPONSIBILITIES

The Champlain Board reminds residents of their continuing responsibilities in maintaining the community to the highest levels of safety and desirability. As such, the following 5 issues are noted for your immediate attention:

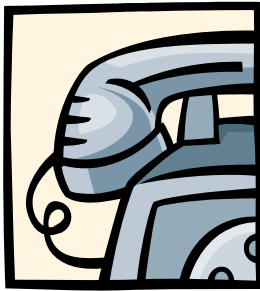
- There has been a significant increase in children playing, skating and riding bikes (some motorized) in and around traffic flow in the parking lots. This is extremely dangerous and is not permitted under any community rules. Besides the concern for the safety of the children, damage to vehicles and community property has also been noted as a result of these activities. Those identified as responsible will assume liability for any injuries and damage claims. Please emphasize to your children that play of any type on the parking lots is not permitted.
- As noted in previous newsletters, inappropriate and large trash items are periodically being placed for pickup in the designated community locations. The oversized discarded items will not be picked up on regular collection days and thus remain behind as an unsightly and dangerous mess in the community. Each resident is allowed 2 special pickups a year for these items, at no charge, and arrangements can easily be made for this service by calling Potomac Disposal at 301-294-9700 and letting them know what you have for pick up. They will advise you when to put the item(s) at the curb for them to pick-up.
- Trash and waste continues to be placed in bags-only, and not in trash cans, by some in the community. This is not acceptable by established rules and represents a serious health and vermin-infestation control hazard. Rats have been reported in and around the area and are further encouraged by such behavior. Each resident is required to have and use sturdy trash cans when placing trash for regular pickup. Violators will now be investigated and fined as a necessary and responsible action taken by the Board and management company to control this problem.
- Dog and other pet waste left in the community will not be tolerated. This obvious health and environmental risk, coupled with its offensive implications for all in the community, will be responded to by fines when the offending pet owner is identified. Please make this step unnecessary by collecting and properly disposing of your pet's waste.
- Commercial vehicles owned, leased, and/or maintained by residents are not allowed to be parked on Champlain grounds overnight. These include vehicles with commercial lettering, logos, etc. and/or those with extending mechanical or construction tools such as ladders, pipes, or other construction materials. Please consult your property guidelines for more detailed information on the types and description of the vehicles included. Violations will result in towing after 48 hours.
- Vehicles that are parked on Champlain property that are inoperable, have expired or no tags or are otherwise in violation of Champlain Association rules will be tagged and towed after 48 hours.

We hope that your cooperation in the above matters will lead to a safer, healthier, and more desirable community which will also enhance everyone's economic and esthetic property values. **Thank you.**

BOARD NEWS

The Champlain Board of Directors meets on the first Monday of the month at 7:15 P.M. in the Environ Club House.

The ANNUAL Champlain Homeowners Association Board Meeting was held Monday, December 5, 2006 at 7:15 PM in the clubhouse. Two seats on the board were up for election. Mike Waterhouse and Bob Moser were elected to fill the two 3-year terms. Ben Dennis was appointed to fill the remainder of the term for a seat that was vacated when John Allgood resigned because he and his family were moving to Virginia.



USE AUTOMATIC DEBIT TO PAY YOUR HOMEOWNER FEES

Abaris Realty offers the service of paying your association fees via Automatic Debit. If you choose to participate, instead of sending in a check every month (two checks – Environ and Champlain) the monthly fees will automatically be deducted from your bank account. If you are interested in taking advantage of this service – no more postage, no more late fees - contact Abaris Realty at 301-468-8919 or go to www.abarisrealty.com and request an Automatic Debit Form.

SNOW

Now that we've had our first "shovel-able" snow, this is a reminder that there are a few parking spaces around Champlain that are posted "No Parking During Snow". These are spaces that are used by the company that shovels Champlain streets, as a place to pile the mounds of snow.

HOME IMPROVEMENTS NOTIFICATION FORM

<http://environhomeownersassociation.com/champlainnoticeforexteriorchange.pdf>

To standardize the information collected for Home Improvements, the Champlain HOA Board has instituted a new data collection form to be used by homeowners to inform the HOA of pending improvements. A copy of the form is attached to the newsletter and will be available for download from the Association website (www.environnews.org).

The form is only required for external improvements to your unit. You should complete the form as soon as you and your contractor have agreed on a schedule.

If you are doing the work yourself, just put down "ME."

Please forward the form to Shireen Ambush at Abaris. She will return a date stamped copy to you on colored paper which you should post in a window visible from the parking lot. Please keep this up until the architecture committee has completed any necessary review of the completed work. If the type of work being done requires a review, this will be indicated in the comments section of the returned copy. Please remember that samples of the approved external colors, "Colors of Historic America", are available only at Olney Duron Paint Store and should be cleared with your contractor. You are not

required to purchase paint there but you can obtain a chip of the desired color and you or your contractor can purchase a matching color at any supplier.