



Patriot Square Home Owners Association

www.PatriotSquare.org

Spring 2014

Landscaping Project Update

Great progress continues on the landscaping project for the central Square in the community.

Last Fall, major plantings were put in place and for the most part everything seems to have weathered the harsh conditions it was dealt this past Winter.

With the arrival of Spring, additional large plantings will be installed as well as a sizeable area of smaller bushes, grasses, and annual flowers.

The irrigation system installed last Fall has been activated starting mid-May, so residents will begin to see the system operating in the early hours of

each day providing much needed watering to the new landscaping.

Additional improvements to the Square are being planned but will be postponed until later this coming Fall or into 2015. This will allow the landscaping done thus far to settle in and establish itself. Future improvements under consideration include lighting

and walkways,

Board member Katie Cassidy has provided leadership for this project which has involved a great deal of time on her part. Her contribution to this project is very much appreciated. We ask everyone in the community to express thanks to Katie when next you cross paths.



Community Spring Inspection

The HOA Board of Directors will begin implementing a new activity in the community that is already a proven enhancement to other association communities. An annual walkthrough to assess the condition of the community is planned in the coming weeks which will involve members of the HOA Board as well as the Property Manager touring the community and making note

of landscaping and exterior conditions of residences that may require attention by owners. In keeping with the community's documents, owners are responsible for keeping "...the landscaping, buildings, and other improvements thereon, in good order and repair..." (Art. 5, Sec. 2, para.b). Therefore, a program to encourage owners to address needed repairs and replacements will

begin this Spring. A separate flyer included with this newsletter provides greater details about the pending Spring Inspection.

Any owner interested in participating in the walkthrough is welcomed and encouraged to contact Property Manager Rod Renner for date and time.

2013-14 HOA Board of Directors:

- Michael Thielke, president
- Katie Cassidy, vice president
- Jennifer Williams, secretary
- Jessica James, treasurer
- Jean Saballus, Member-at-large

HOA Property Management

Rod Renner
Property Manager

Sentry Management
601 Locust Street, #302
Cambridge, MD 21613
TEL 410.221.0398
rrenner@sentrymgt.com

Change Proposed for 2015 Fees

During preparations for the current 2014 budget, HOA Board Members discussed a structural change from quarterly payment of owner assessment fees to monthly. It was suggested that it would be easier for owners to budget and manage household expenses if assessment fees were paid on a more regular monthly basis. Owner feedback to this consideration may be emailed to info@patriotsquare.org.

Pavers Around Mailboxes

Owner and residents should have noticed the recent installation of pavers installed on either end of the mailbox area on Meadow Drive in an effort to improve the safety and appearance.

All community members are reminded that signs, posters, flyers and the like are NOT permitted to be posted or taped to the mailboxes which are the property of the U S Postal Service and federal government.

New Entrance Sign Underway

Plans, designs, and estimates are currently underway in preparation for a new sign at the entrance to Patriot Square. This far, plans include a brick façade with a decorative panel on the front displaying the name of the community in an appropriate font yet to be determine. Lighting will be installed to both illuminate the sign as well as the US and Maryland flags at night. This project is expected to be completed through the Summer.

HOA Welcomes New Property Management

In April the HOA Board determined that a change in management firms was in order and selected Sentry Management to take over the responsibilities.

At its April meeting the Board expressed its appreciation to Rayna Butler and MRA Property Management for the years of fine service they provided to our community.

Having solicited proposals from three firms in the region, Sentry Management stood out as the best company to help advance our community into the kind of place owners and residents would like to live.

Our new Property Manager is Rod Renner who has an extensive career in real estate management. One of the attractions for the selection of

Sentry Management is the location of a regional office in Cambridge, MD. Though Rod will be working out of the Cambridge office, he also lives in Easton and thereby has a greater personal familiarity with our town and community. All of this combined gave the HOA Board the expectation of superior service to community owners and the HOA.



Sentry Management as a company also has many services available to the community to include a community web page that will allow for all owners to access, maintain, and make payments to their HOA assessment account.

Please welcome Rod if you see him around in the community.



Security Tips

To prevent crime:

- Keep house and cars locked
- Keep garage closed and locked when not in use
- Put toys, gardening supplies, etc. away when not in use
- Do not leave valuables in cars
- Turn outdoor lights on at night, especially in areas that are not well lit
- Tell a neighbor you trust if you will be out of town

If you see a crime or suspicious activity:

- Report it to police, using 911 or 410-822-1111 (non-emergency)
- Ask neighbors to call police
- Go outside if you feel safe so police know the affected area
- Email HOA Board (board@patriotsquare.org) so further action can be taken if necessary

Storm Water Management Pond Update

Last fall, the HOA Board contracted Envirotech, the company that services and maintains the Storm Water Management Pond, to perform some additional work around the pond.

Around the north and east sides of the pond, a combination of wildflowers were seeded in order to improve the appearance of the pond. Markers have recently been installed around the area to designate the conservation area to prohibit mowing and foot traffic. Invasive plants and trees on the west

side and on the island were removed over the winter. Hopefully this Spring owners and residents will begin to see a more colorful and attractive aspect to the pond.

Also, with the summer months and the increased activity of youth outside, all parents are reminded to discourage their children from going into the pond for safety and security reasons. It is a dangerous place and **THE POND IS NOT A WATER FEATURE**. It is strictly intended as a storm water

management mechanism and therefore maybe full of potentially dangerous and unhealthy contents.



Website and Email Addresses

In an attempt to reduce HOA expenses and improve communication, all owners are requested to provide their email address. If the HOA does not have your email address, please forward it to info@PatriotSquare.org. Owners are also requested to sign an [Email Authorization Form](#) so all formal

meeting announcements, election and financial information can be sent to you via email in lieu of the expense of mailing hard copies.

Don't miss important information about the community. Please forward your email address today to info@PatriotSquare.org.

A new HOA website will be under development for the next couple of weeks. This new website courtesy of our new management firm, Sentry Management, will provide a greater interactive experience for owners in handling HOA issues and payments.