

2025 BOD's and Officers
Your HoA Dues At Work
Arborist Study Completed
Architectural Committee Walk Through Completed
Townhouse – Repaving & Driveway Repair
Water & Sewer Line Insurance
Front Entrance Signage
Monthly HOA Board of Directors Meetings
Upcoming Events



An Update of What's New at The Trails at Woodlot (TAWL)

Trail Guide

Current Topics >>>

2025 BOD's & Officers

Board of Directors

Sue Brazzel
Mary Lou Carlson
Carlissa Drew

Officers

Kathleen Plunkett, Co-President
Ken Budden, Co-President
Sue Brazzel, Vice President
Mary Lou Carlson, Treasurer
Ken Budden, Acting Secretary

Arborist Study Completed

We live in a heavily wooded community and our trees are aging and some even falling. We had another Arborist study performed to identify dead, decaying and at risk trees and develop a plan for removal. A link will be added to our website showing results and recommendations.

The goal is to maintain the quality of our wooded neighborhood while minimizing risk to homeowners property.

Your HoA Dues At Work

The Board of Directors is often asked "What do the HoA assessments do for me?" Here is a list of expenses covered by the assessments.

- Income Tax – The HoA is a nonprofit but must still pay taxes
- CPA – For Tax Prep and Filing
- Attorney - To handle Legal Issues and Collections
- Insurance – To cover incidents that may occur on HoA property
- Maintenance of Common Areas – Grass, Trees, Landscaping & Snow Removal
- Gift Baskets – To New Homeowners
- BGE – Lighting for Front Entrance Signage
- Website – Hosting and Maintenance
- Community Activities – Picnic, Movie Nights, etc
- Bookkeeping/Accounting Services
- Zoom Meeting Fee
- Annual Report – Required by the State of Maryland
- HoA Reserve Study – Required Every 5 Years
- Community Enhancements
- Misc. Expenses – Office Supplies, etc

Additional Townhouse Owner's Expenses Covered by HoA assessments

- Snow Removal – Sidewalks, parking lots and streets
- BGE – Street Lighting
- Maintenance and Replacement – Sidewalks, Curbing, Paving, Driveways

Annual Arch Committee Walk Through Done

The Architectural Committee conducted their annual walk through and provided recommendations on areas that need attention and identified delinquencies. Overall homes looked very well maintained. The guidelines used by the committee are posted on the HOA website for those interested in reviewing them. Homeowners have time to make repairs before the follow up walk through. We thank you for your cooperation.

Townhouse - Repaving and Driveway Repair

Repaving of the upper court was completed on May 15th and looks great. We are exploring an option to make minor repairs to the lower court and add a seal coat to the asphalt that wasn't repaved. We have gotten quotations and will try to budget this activity for Spring 2026.

We are currently soliciting quotations to repair the second driveway. We have sufficient funds to do this with the goal to have it completed by early October 2025.

Front Entrance Signage

The solar lighting on the left Front Entrance sign does not get enough sun to be an effective solution. We have contracted with Bailey & Shipp to duplicate the lighting on the right side. We need to get a permit from HoCo for this work, which they denied previously, but the contractor is confident we can get approval this time

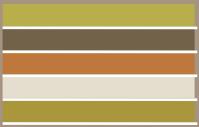
Water and Sewer Line Insurance

As our community ages we are experiencing some water and sewer line leaks. It is the responsibility of homeowners to cover the cost of repairs if the leak is on homeowner property and they can be costly. A rider is available for most Home Insurance policies and may be worth exploring to cover these unexpected expenses.

Monthly HOA Board of Directors Meetings

The Board meets the second Monday of every month at 7:00PM and the Zoom Meeting invitation is now being sent out to the entire community. We thank all who have joined the meetings and provided input. Hopefully for those who attended it provided insight into the needs of our community and the governing of the HOA. The next meeting will take place September 8, 2025.

Coming Soon >>>



Upcoming Events

Annual Community Picnic – September 7, 2025

Architectural Committee Follow Up Walk Through – September/October

Contact Us >>>

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