



Abaris Realty, Inc.

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Excellence
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APPROVED 2025 BUDGET

TO: LAKELANDS RIDGE HOA HOMEOWNERS

FROM: SHIREEN AMBUSH, PCAM, CPM
COMMUNITY MANAGER

DATE: OCTOBER 28, 2024

The Board of Directors met on October 1, 2024 at which time they reviewed the proposed 2025 budget which was previously sent to all homeowners and reflects no increase in the HOA fee for next year. After careful review and consideration, the Board voted to adopt the budget with no changes. The 2025 fees will remain as follows:

Condo Units	\$144.10 per month
Single Family Homes	\$187.37 per month

Enclosed for your records is the final approved budget for 2025 which will go into effect on January 1, 2025.

WINTER REMINDERS:

All homeowners are reminded that the HOA pays for the snow removal on the streets and common sidewalks of High Gables Drive and only the common sidewalks on Shadow Glen Court. The private driveway of Shadow Glen Mews is plowed by the HOA's snow contractor; however, the roadway of Shadow Glen Court is plowed by the City of Gaithersburg. During prior blizzard snowstorms, there were instances of residents clearing off their vehicles and dumping snow onto the plowed roadways. PLEASE DO NOT DO THIS! Snow from vehicles should be placed on grassy areas so that the snow removal crews do not have to come back to clear roadways or sidewalks that have already been cleared. Also, when a major snowstorm is predicted, please do your best to NOT PARK on the streets of High Gables Drive (around the center oval) and Shadow Glen Court so that the plow trucks can do a full and complete snow clearing without having to dodge around parked cars which leaves accumulations of snow and ice for days/weeks.

Please visit the HOA's website at www.LakelandsRidge.org

It contains valuable information about the community, including parking, amenities, committees and links to local businesses and attractions. Additionally, each individual condominium building, as well as the single-family homes, has their own password protected area to share Board of Directors meeting minutes, rules and regulations, and additional information unique to each section of the community. The new website is mobile device and tablet friendly and can be accessed anywhere in the world where an internet connection is available!

Montgomery County CCOC

Please see the enclosed flyer containing information about the Montgomery County Commission on Common Ownership Communities. This annual notification is required per Montgomery County law.

Board of Directors Meeting Schedule

The Board of Directors will meet on the first Tuesday of every other month (February, April, June, August, October and December) at 7:00 pm in person at the community clubhouse and virtually via ZOOM. Homeowners who wish to participate in the virtual meeting may do so by using the following link or call instructions:

<https://abarisrealty.zoom.us/j/5311631097?pwd=K1ZxczFXUjZldldWWjJUaGtFdUxOUT09>

Dial-in:

Phone: 301 715 8592

Meeting ID: 531 163 1097

On behalf of the Board of Directors, I wish you a happy holiday season and I hope you are all staying safe and well!

Lakeland Ridge HOA

2025 Approved Budget

	2024	2025
Income		
Income		
410800 - HOMEOWNER ASSOC FEES	400,841.00	400,841.00
414000 - LATE/INTEREST FEES	200.00	200.00
414400 - LEGAL FEES	100.00	100.00
415700 - PARTY ROOM FEES	200.00	200.00
Total Income	401,341.00	401,341.00
Other Income		
430200 - INTEREST REVENUE	10,400.00	15,000.00
Total Other Income	10,400.00	15,000.00
Total Income	411,741.00	416,341.00
Expense		
Administrative		
500200 - MANAGEMENT FEE	53,250.00	53,250.00
500400 - LEGAL	15,000.00	10,000.00
500510 - CORPORATE TRANSPARENCY ACT FEE	-	500.00
500600 - AUDIT/TAX RETURNS	3,625.00	3,775.00
500700 - CONSULTANT FEE	5,000.00	2,500.00
501200 - POSTAGE,PRINTING	2,500.00	2,500.00
501600 - TELEPHONE	1,500.00	1,500.00
503800 - BANK CHARGES	100.00	100.00
505900 - MONTG.COUNTY ASSMT.	364.00	280.00
506200 - ENGINEERING STUDY	2,000.00	-
507100 - COMMUNITY ACTIVITIES	200.00	400.00
508300 - WEBSITE	2,400.00	2,400.00
509800 - MISCELLANEOUS	2,252.00	2,086.00
Total Administrative	88,191.00	79,291.00
Utilities		
510200 - ELECTRICITY	11,000.00	12,500.00
510400 - GAS	300.00	-
510800 - WATER/SEWER	7,000.00	7,000.00
Total Utilities	18,300.00	19,500.00
Contracted Serv.		
520200 - TRASH	36,000.00	36,000.00
520400 - GROUNDS/LANDSCAPING	46,500.00	46,500.00
520600 - EXTERMINATING	1,000.00	1,000.00
521000 - HVAC	1,200.00	1,200.00
521800 - POOL	44,000.00	52,000.00
522800 - SECURITY	1,500.00	1,500.00
523000 - CLEANING	18,500.00	18,500.00
523100 - CARPET CLEANING	350.00	350.00
523200 - SNOW REMOVAL	15,000.00	11,000.00
524100 - CABLE	3,500.00	3,900.00
Total Contracted Serv.	167,550.00	171,950.00

Lakeland Ridge HOA

2025 Approved Budget

	2024	2025
Maintenance & Repairs		
530200 - ELECTRICAL	1,500.00	1,500.00
530600 - PLUMBING	1,000.00	1,000.00
531200 - HVAC	900.00	1,000.00
532600 - GROUNDS/LANDSCAPING	8,000.00	8,000.00
532700 - GROUNDS ENHANCEMENT	3,000.00	3,000.00
532800 - TREE CARE	10,000.00	10,000.00
534200 - GENERAL REPAIRS	5,000.00	5,000.00
535500 - POND	2,500.00	2,500.00
536200 - EQUIPMENT REPAIR	1,000.00	1,000.00
538700 - POOL EQUIPMENT,SUPPLIES	3,000.00	3,000.00
538800 - POOL REPAIRS	1,000.00	1,000.00
Total Maintenance & Repairs	36,900.00	37,000.00
Ins. Taxes, Licenses		
591000 - INSURANCE-MASTER POLICY	10,000.00	11,000.00
593000 - TAXES-CORP INC TAXES	2,600.00	7,000.00
594000 - TAXES-REAL ESTATE	7,000.00	7,000.00
599000 - LICENSES, PERMITS	1,200.00	1,200.00
Total Ins. Taxes, Licenses	20,800.00	26,200.00
Reserves Allocations		
631100 - REPLACEMENT RESERVE	80,000.00	82,400.00
Total Reserves Allocations	80,000.00	82,400.00
Total Expense	411,741.00	416,341.00



Annual Notice to Residents of COC's



We want you to know about the Montgomery County Commission on Common Ownership Communities

Montgomery County recognizes that a substantial proportion of all its citizens now live in condominium, cooperative, and homeowner associations, generally called "common ownership communities." In order to serve better the special needs of these communities, to act as their advocate, and to maintain and improve the quality of life in these communities, the county created the **Commission on Common Ownership Communities**, operating under the authority of Chapter 10B of the Montgomery County Code.

The commission has 3 basic duties:

Education: The commission provides free information to both members and governing bodies about their rights and duties under Maryland law, as well as advice on how to properly operate the association, and avoid complaints. Among other tools, it offers a "Community Manual and Resource Guide" for boards of directors, and detailed information on such topics as architectural control, assessments, and meetings – all of which can be found on the commission website. It also publishes a newsletter summarizing recent developments affecting common ownership communities. Commissioners will speak to communities and their boards on request and welcome invitations to do so.

Legislation: The commission advocates for common ownership communities concerning proposed laws and regulations at the local and state level.

Dispute resolution: The commission can hear and resolve certain disputes between members of the communities and their governing bodies, and its decisions are legally binding on the parties. Copies and easy-to-read summaries of its decisions are posted on its website and reviewed in its newsletter.

The commission is composed of 15 volunteers who are appointed for three-year terms. Eight members must be residents of common ownership communities and the other seven must be professionals who work with the communities, such as property managers, lawyers, developers, and realtors. Every fall, the county publishes a request for applicants to the commission to replace those whose terms are due to expire.

For more information on the Commission and its services, visit its website at:

www.montgomerycountymd.gov/ccoc

If you have questions or need advice, the CCOC prefers to be contacted by email at:

CCOC@montgomerycountymd.gov

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