



NEWS FROM THE GLEN

Newsletter of Glen Allen

www.glenallen.org

Bowie, Maryland

Special Edition, Nov. 2014

Budgets, Assessments, Reserves, Oh My!

Glen Allen's Board of Directors recently went through the process of approving a budget for 2015. The most important item, from the residents' point of view, is the annual assessment. The Board determined that the assessment for 2015 will not go up; it will stay at \$164.00 – the same as in 2014. The major items in the budget include ProCom's contract (the community's management company), Brickman's contract (mowing the common areas and maintaining the entrances), insurance and auditors (a company goes over the financial books to make sure everything is done properly).

Glen Allen recently had a Reserve Study done. This is a study that HOA's have done periodically to ensure that we have enough money tucked away to handle unexpected maintenance of the community's assets. Our community doesn't have a pool, a clubhouse or a lot of other amenities, but it does have common areas, signs and landscaping at the

entrances, and responsibility for parts of the bike paths. All of these must be maintained. The company conducting the study goes over these areas and determines what it would cost to repair or replace them. They then look at what we have held in reserve for this purpose and reports if we have enough. They reported that our reserve is pretty good but that we should be putting a little more away for a rainy day. Although we will have to up the ante a little bit and put a little more in reserve (the amount is yet to be determined), we should be able to do that without severely impacting the budget.

-- Karen DeFazio
President, Glen Allen HOA



Letter from the Treasurer

Dear Fellow Homeowners,

The Board of Directors is committed to keep assessments low, and we have been successful even in the face of these tough economic times. I'm happy to report we're not raising assessments this year.

Though we may have a number of delinquent accounts, these do not present severe challenges. However there is pressure on us when these accounts cannot be collected by the attorney and the attorney has to recoup some of his costs. As some homeowners have painfully realized costs due to the attorney can be substantial. To make this point the Homeowners Association attorney recently reported that since he began working with Glen Allen he has collected approximately \$60,000. Ironically only about \$17,000 of that went to the association. Again, I hope that everyone recognizes that the fact that we have a collection policy with attorney involvement is a good indicator that we're looking out for the best interest of the entire community.

Cary Hithon
Treasurer Glen Allen HOA

HOA Contacts

ProCom, Inc.

Adriane DiCamillo

301-261-0777,
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HOA Board of Directors

Karen DeFazio, President: 301-249-7463
Charles Brown, Vice President: 301-351-1396
Cary Hithon, Treasurer: 301-218-1956
Al Curley, Secretary: 301-218-1239
Dorothy Morrison, At-Large: 301-390-2841

City Council Member, District 4

Isaac Trough: 301-262-6200

Committees and Chairs

Architectural Review, Charles Brown
Grounds and Maintenance, Joe Brust
Hospitality, Vacant
Neighborhood Watch, Al Curley
Newsletter, Karen and Bob DeFazio
Website: www.glenallen.org

2015 Glen Allen HOA Board of Directors Meeting Dates

January 13th
February 10th
March 10th
April 14th
May 12th
June 9th – Annual Meeting
July 14th
August 11th
September 8th
October 13th
November 10th – Budget Hearing
NO December Meeting

Crime Statistics for Glen Allen & Surroundings

	Jul	Aug	Sep	Oct
Homicide	0	0	0	0
Forcible Rape	0	0	0	0
Commercial Robbery	0	0	0	0
Residential Robbery	0	0	0	0
Citizen Robbery	0	1	1	0
Carjackings	0	0	0	0
Assaults	1	2	1	3
Commercial Burglary	0	1	0	0
Residential Burglary	4	0	1	2
Theft from Auto	5	7	17	7
Other Thefts	32	12	26	27
Stolen Vehicles	3	4	1	2

PGPD data for Beat E1.

Crime Statistics for Glen Allen Only

	Jul	Aug	Sep	Oct
Accident	0/0	0/1	0/0	0/0
Break & Enter	1/1	0/0	2/0	0/0
Check Auto	0/0	0/0	0/0	0/0
Check Person (field report)	4/1	1/0	0/0	2/0
Disorderly Conduct	5/0	3/1	0/0	1/0
Domestic	0/0	1/1	3/3	0/0
Theft	1/1	0/0	0/0	1/0
Theft from Auto	0/0	0/0	0/0	0/0
Vandalism	0/0	0/0	0/0	0/0
Unknown	0/0	0/0	0/0	0/0
Other Call Type	1/0	0/0	4/1	3/1
Burglar Alarm	6/0	3/0	3/0	2/0
Traffic Citations	1	0	1	1

Bowie Police Dept. Data: # Calls / # Reports Written,
Burglar Alarm: # Dispatched / # Reports Written