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APPROVED 2026 BUDGET

TO: CLARKSBURG RIDGE HOA HOMEOWNERS

FROM: ANDREW MOORMAN, CMCA
COMMUNITY MANAGER

DATE: DECEMBER 15, 2025

The Clarksburg Ridge HOA Board of Directors met on December 11, 2025 at which time they voted to adopt the 2026 budget for the Association which was previously sent to all homeowners. Enclosed is the final, approved budget for your records which goes into effect on January 1, 2026. The budget includes a 2.85% increase in the HOA fee for next year. The monthly fee for townhomes will increase from \$121.98 to \$125.45 and the monthly fee for single family homes will increase from \$89.88 to \$92.44.

RENTAL LEASES:

The HOA governing documents require that all owners who are renting their homes provide the HOA with a copy of the lease and that the approved HOA Lease Addendum is executed along with the lease. Every January, the HOA will require all owners who are renting their homes to submit a copy of the current rental lease and executed Lease Addendum to Abaris Realty. **Accordingly, all non-resident homeowners are hereby notified to submit a copy of the rental lease and executed HOA Lease Addendum to Abaris Realty if the home is rented no later than January 15, 2026. Those owners who fail to comply with this requirement will be subject to further enforcement action as specified in the HOA governing documents.**

PARKING REMINDERS:

We continue to observe vehicles being blatantly parked illegally in marked "NO PARKING" areas along the streets and on the grassy areas adjacent to the single-family home garages. In cases where the vehicle is posing a safety hazard, towing will be enforced. It is also very important to abide by the NO PARKING signs for on-street parking within the community. This will allow for the County snow plows to have full access to clear the snow in an efficient manner without having to maneuver around illegally parked vehicles. This time of year, we understand residents will be having more visitors than usual and we ask that you make sure all resident and guest vehicles are parked in compliance with the parking rules and regulations. We would regret anyone having their vehicle ticketed or towed during the holiday season.

SIDEWALK SNOW REMOVAL:

All single-family homeowners are reminded of the County's law that requires you to clear any County owned sidewalk that abuts your lot of snow/ice within 24 hours after the storm ends.

COMMISSION ON COMMON OWNERSHIP COMMUNITIES:

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 MEETING DATES IN 2026

In 2026 the virtual Board meetings will be held on the second Thursday of every other month at 7:00 p.m. via ZOOM during the months of February, April, June, August, October and December. Homeowners are welcome to participate in the meetings by phone using the following link or call instructions:

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

Dial-in:

Phone: 301-715-8592

Meeting ID: 531 163 1097

If you should have any questions regarding the budget, please feel free to attend an HOA Board meeting or you may also contact me directly at customercare@abarisrealty.com Please be sure to visit the HOA's website at <https://www.clarksburgridgehoa.org>

On behalf of the Board, I wish you a very happy and healthy holiday season and I look forward to serving the needs of the community in the New Year!

Clarksburg Ridge HOA

2026 Approved Budget

	2025	2026
Income		
Income		
410800 - HOMEOWNER ASSOC FEES	193,545.00	199,061.00
414000 - LATE/INTEREST FEES	1,000.00	1,000.00
414400 - LEGAL FEES	2,000.00	2,000.00
415600 - MISCELLANEOUS FEES	1,500.00	1,500.00
Total Income	198,045.00	203,561.00
Other Income		
430200 - INTEREST REVENUE	9,000.00	8,564.00
Total Other Income	9,000.00	8,564.00
Total Income	207,045.00	212,125.00
Expense		
Administrative		
500200 - MANAGEMENT FEE	30,932.00	31,860.00
500400 - LEGAL	2,160.00	2,160.00
500510 - CORPORATE TRANSPARENCY ACT FEE	1,000.00	-
500600 - AUDIT/TAX RETURNS	3,800.00	4,200.00
501200 - POSTAGE,PRINTING	2,000.00	2,500.00
501900 - COMMUNITY INSPECTIONS	4,770.00	4,770.00
505900 - MONTG.COUNTY ASSMT.	1,033.00	1,033.00
506200 - ENGINEERING STUDY	-	2,000.00
508300 - WEBSITE	500.00	500.00
509800 - MISCELLANEOUS	1,000.00	1,000.00
Total Administrative	47,195.00	50,023.00
Contracted Serv.		
520200 - TRASH	16,250.00	17,000.00
520400 - GROUNDS/LANDSCAPING	49,200.00	50,193.00
520600 - EXTERMINATING	500.00	500.00
522800 - SECURITY	2,000.00	2,000.00
523000 - CLEANING	11,100.00	11,100.00
523200 - SNOW REMOVAL	23,000.00	23,000.00
Total Contracted Serv.	102,050.00	103,793.00
Maintenance & Repairs		
532600 - GROUNDS/LANDSCAPING	5,500.00	5,500.00
532800 - TREE CARE	2,000.00	2,000.00
533400 - SPECIAL TRASH PICKUP	4,500.00	4,500.00
534200 - GENERAL REPAIRS	2,500.00	2,500.00
Total Maintenance & Repairs	14,500.00	14,500.00
Ins. Taxes, Licenses		
591000 - INSURANCE-MASTER POLICY	6,000.00	6,500.00
593000 - TAXES-CORP INC TAXES	3,500.00	2,570.00
594000 - TAXES-REAL ESTATE	2,500.00	2,500.00
Total Ins. Taxes, Licenses	12,000.00	11,570.00
Reserves Allocations		
631100 - REPLACEMENT RESERVE	31,300.00	32,239.00
Total Reserves Allocations	31,300.00	32,239.00
Total Expense	207,045.00	212,125.00



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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