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*Excellence
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APPROVED 2025 BUDGET

November 8, 2024

Dear Tuckerman Station HOA Homeowners:

The Tuckerman Station HOA Board of Directors met on October 28, 2024 at which time they reviewed and approved the 2025 HOA budget. The final approved HOA budget is enclosed for your records. The budget includes a 3% increase in the monthly HOA fee for next year from \$250.00 to \$257.50. The approved budget will go into effect as of January 1, 2025.

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.

If you should have any questions regarding the budget, please feel free to participate in the monthly virtual Board of Directors meetings or contact me directly at customercare@abarisrealty.com

In 2025, the Board of Directors meetings will be held virtually on the fourth Monday of every month at 7:15 p.m. The meetings are open to all residents who wish to attend and call instructions on how to join the meetings can be found on the HOA's website <http://www.tuckermanstationhoa.net>

On behalf of the Board of Directors, I thank you for your attention to this matter and I hope you are all staying safe and well.

Sincerely,

A handwritten signature in blue ink that reads 'Shireen Ambush'.

Shireen Ambush, PCAM, CPM
Community Manager

Tuckerman Station HOA

1/1/2025 - 12/31/2025
Annual Budget

	2024	2025
Income		
Income		
410800 - HOMEOWNER ASSOC FEES	435,000.00	448,050.00
414000 - LATE/INTEREST FEES	500.00	500.00
414400 - LEGAL FEES	500.00	500.00
Total Income	436,000.00	449,050.00
Other Income		
430200 - INTEREST REVENUE	13,000.00	12,000.00
430500 - RECREATIONAL FEES	108,610.00	108,610.00
Total Other Income	121,610.00	120,610.00
Total Income	557,610.00	569,660.00
Expense		
Administrative		
500200 - MANAGEMENT FEE	59,740.00	61,500.00
500400 - LEGAL	10,000.00	5,000.00
500510 - CORPORATE TRANSPARENCY ACT FEE	-	750.00
500600 - AUDIT/TAX RETURNS	4,000.00	4,450.00
501200 - POSTAGE,PRINTING	2,200.00	2,300.00
501900 - COMMUNITY INSPECTIONS	4,350.00	4,350.00
503800 - BANK CHARGES	100.00	100.00
505900 - MONTG.COUNTY ASSMT.	943.00	943.00
507400 - COMM. MEMBERSHIP FEES	108,610.00	108,610.00
508300 - WEBSITE	200.00	210.00
509800 - MISCELLANEOUS	1,800.00	1,800.00
Total Administrative	191,943.00	190,013.00
Utilities		
510200 - ELECTRICITY	7,500.00	6,500.00
Total Utilities	7,500.00	6,500.00
Contracted Serv.		
520200 - TRASH	18,000.00	18,000.00
520400 - GROUNDS/LANDSCAPING	106,000.00	110,383.00
520600 - EXTERMINATING	1,500.00	1,500.00
523000 - CLEANING	8,250.00	8,250.00
523200 - SNOW REMOVAL	35,000.00	35,000.00
527900 - STORM WATER MAINT	7,500.00	7,500.00
Total Contracted Serv.	176,250.00	180,633.00
Maintenance & Repairs		
532400 - LIGHTING MAINTENANCE	5,000.00	4,000.00
532600 - GROUNDS/LANDSCAPING	20,000.00	20,000.00
532800 - TREE CARE	15,000.00	15,000.00
534200 - GENERAL REPAIRS	5,000.00	5,000.00
535800 - MASONRY	4,000.00	4,000.00
Total Maintenance & Repairs	49,000.00	48,000.00

Tuckerman Station HOA

1/1/2025 - 12/31/2025

Annual Budget

	2024	2025
Ins. Taxes, Licenses		
591000 - INSURANCE-MASTER POLICY	7,000.00	7,500.00
593000 - TAXES-CORP INC TAXES	3,250.00	5,000.00
594000 - TAXES-REAL ESTATE	8,800.00	8,800.00
Total Ins. Taxes, Licenses	19,050.00	21,300.00
Reserves Allocations		
631100 - REPLACEMENT RESERVE	113,867.00	123,214.00
Total Reserves Allocations	113,867.00	123,214.00
Total Expense	557,610.00	569,660.00



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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