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TASKERS QUARTERLY

The Official Newsletter of Taskers Chance Homes Corporation // October 2012

TASKERS CHANCE ANNUAL MEETING TO BE HELD OCTOBER 18

The annual meeting of the Taskers Chance Homes Corporation will be held on Thursday, October 18, 2012 at 7:00 PM. The meeting will take place at the Elks Lodge located at 289 Willowdale Drive in Frederick, Maryland. The primary business of the meeting will be the election of three directors to serve on the Taskers Chance Board of Directors.

The Board of Directors is responsible for the operation and governance of the Taskers Chance Homes Corporation, the home owners' association covering the Taskers Chance community.

Enclosed in this newsletter is your ballot. We encourage you to review it and the attached candidate questionnaires. You may either return your ballot to Vanguard Management for tally or vote in-person at the Annual Meeting. Only one ballot per home is permitted.

In addition to the election of the Board of Directors, the meeting agenda will include discussion about the proposed 2013 operating budget for the community.

ANNUAL MEETING DETAILS

Date: Thursday, October 18
Time: 7:00PM
Place: Elks Lodge
Address: 289 Willowdale Drive
Frederick, MD 21702

Should a quorum not be achieved at this meeting, Section 5-206 of the Corporations and Associations Article of the Annotated Code of Maryland may be invoked. Simply stated, this means that a subsequent meeting will be held at which those members present in-person or by proxy will constitute a quorum for the purposes of electing directors.

If a quorum is not achieved, the annual meeting will be held on November 15, 2012, at the Taskers Chance Club House located at Bel Aire and Park Ridge Drive in the center of the community. //

FY2013 PROPOSED OPERATING BUDGET SENT TO RESIDENTS

In August, the Taskers Chance Board of Directors prepared and circulated the FY2013 proposed operating budget for the community. The operating budget will be an agenda item during the Annual Meeting on October 18, 2012 (see related article) for public comment. Written comments are due to Vanguard Management by October 11, 2012.

The operating budget is prepared to meet the costs associated with executing the various services and amenities provided by the community, including the community swimming pool, snow removal, maintenance of common areas and facilities, and other management costs.

The draft budget for FY2013 reflects a nominal assessment increase of two percent for townhomes and single-family homes within the community. This represents the first dues increase in two years. If approved by the Board of Directors, townhome assessments would be \$59 per month and single-family home assessments would be \$52 per month. The effective date for the increase would be January 1, 2013. //

SEE PAGE 3 FOR A SUMMARY OF THE 2013 PROPOSED OPERATING BUDGET >>

VANGUARD MANAGEMENT

P.O. Box 39
Germantown, MD 20875
(301) 253-5052 ext. 3306
Attention: Nancy Keen, Property Manager
E-mail: nkeen@vanguardmgt.com

TASKERS CHANCE HOMES CORPORATION

Visit Taskers Chance online at
www.taskerschance.org
or "LIKE" us on Facebook.
E-mail: taskerschanceinfo@gmail.com

MARYLAND COURT 'PIT BULL RULING' IMPACTS TASKERS RESIDENTS

On May 21, 2012, the Maryland Court of Special Appeals, through their ruling in *Tracey v. Solesky*, found that "strict liability" can be applied with respect to attacks on humans by pit bulls and cross-bred pit bull dogs to those who have "the right to control the pit bull's presence" and who knows, or has reason to know, that the dog is a pit bull or cross-bred pit bull mix. Under the court's ruling, liability could be applied to many parties, including dog owners and community home owners' associations if the attack were to happen in common space.

Following the ruling, the Maryland legislature established a task force comprised of five senators and five delegates to examine the ruling and develop a legislative solution. However, the most recent legislative session expired without any action on the issue.

While the Taskers Chance Board of Directors continues to monitor this issue and is hopeful the legislature will soon provide greater clarity to the widespread impact of the court's ruling, the Board decided on August 16, 2012 to adopt a new resolution to restrict pit bulls and pit bull cross-breeds from common areas within the community, including walking paths, tot lots, and common green spaces. To view the full resolution regarding the community's policy regarding pit bulls and pit bull cross-breeds, please visit www.taskerschance.org. //

ACTION ITEM >>

Encourage your delegates and senators in the Maryland legislature to act on pending legislation that would provide greater clarity on regulations regarding pit bulls.

SUMMER CONTINUING IMPROVEMENT PROJECTS COMPLETED

Over the summer season, the Taskers Chance Board of Directors approved and undertook a series of continuing improvement projects around the community. At the start of the summer, all community tot lots were resurfaced with composite mulch. Most recently, the Board approved maintenance repairs, like plaster work and the installation of a new diving board, to the community swimming pool following the successful summer pool season. The Board authorized the repair and re-sodding of the walking path behind the Greenspring section of the community. The paths throughout Greensprings and the Estates sections have been re-sealed in preparation for the fall and winter seasons. The Greenspring and Addison's Choice parking lot lines and parking space numbers were also repainted. //

SPECIAL VIOLATIONS HEARING ANNOUNCED

The Taskers Chance Board of Directors recently notified home owners of outstanding violations from inspections conducted earlier this summer. Homes still in violation were mailed hearing notices should they choose to appeal or further discuss the violation. A special violations hearing will be held on Thursday, November 1, 2012 at 7:00 PM at the Taskers Chance Club House. //

TASKERS QUARTERLY

Taskers Quarterly is the official newsletter of the Taskers Chance Homes Corporation and is distributed by Vanguard Management.

For inquires related to Taskers Quarterly, please contact Scott Elmore, Board of Directors Secretary, by e-mail at elmore_sr@yahoo.com.

MEET THE TASKERS CHANCE BOARD OF DIRECTORS

OFFICERS

Horacio Rodriguez
President

Belinda Morton
Vice President

Brian DeHaven
Treasurer

Scott Elmore
Secretary

DIRECTORS

Dean Baldwin

Craig Brown

Sue Ezzati

Jack McGrath

Brian Schmitt

FY2013 PROPOSED OPERATING BUDGET SUMMARY

MONTHLY ASSESSMENT

Single-Family: \$52.00

Townhome: \$59.00

| | FY2013 PROPOSED | FY2012 | \$ CHANGE |
|---|---------------------|---------------------|-------------------|
| INCOME | | | |
| Residential Assessments | \$495,372.00 | \$486,684.00 | \$8,688.00 |
| Late Fee and Interest Income | \$12,518.61 | \$12,606.66 | (\$88.05) |
| Senior Community Contribution | \$1,354.26 | \$1,354.26 | \$0.00 |
| Adjusted Income | \$509,244.86 | \$500,644.91 | \$8,599.95 |
| EXPENSES | | | |
| Reserve Contributions | | | |
| Gross Contribution | \$33,792.00 | \$33,792.00 | \$0.00 |
| Less Reserve Interest | (\$13,424.00) | (\$14,824.27) | \$1,400.27 |
| Net Reserve Contribution | \$20,368.00 | \$18,967.73 | \$1,400.27 |
| RECREATIONAL FACILITY | \$129,570.41 | \$127,540.72 | \$2,029.69 |
| GENERAL & ADMINISTRATIVE | | | |
| Management, Audit, Legal, Parking Inspections | \$82,014.16 | \$79,751.45 | \$2,262.72 |
| Postage, Printing, Newsletter, Coupons | \$13,863.56 | \$13,345.92 | \$517.64 |
| Insurance, Taxes, Bank Fees | \$7,026.39 | \$7,154.64 | (\$128.25) |
| Bad Debt Expense | \$13,000.00 | \$13,000.00 | \$0.00 |
| Dues, Subscriptions, Website | \$1,829.00 | \$1,105.00 | \$724.00 |
| Record Storage, Misc., Meetings | \$4,879.00 | \$4,232.00 | (\$92.00) |
| Utilities: Electricity - Street Lighting | \$4,200.00 | \$6,300.00 | (\$2,100.00) |
| Social and Recreation | \$2,650.00 | \$1,200.00 | \$1,450.00 |
| SITE IMPROVEMENT | | | |
| Landscaping Improvements | \$46,000.00 | \$44,606.00 | \$1,394.00 |
| Capital Improvements | \$8,000.00 | \$8,000.00 | \$0.00 |
| GENERAL MAINTENANCE | | | |
| Tree and Shrub Maintenance | \$9,050.00 | \$9,050.00 | \$0.00 |
| Entrance Wall Maintenance | \$2,700.00 | \$2,700.00 | \$0.00 |
| Site and Parking Lot Maintenance | \$17,030.00 | \$17,030.00 | \$0.00 |
| CONTRACT MAINTENANCE | | | |
| Lawn Maintenance | \$83,861.00 | \$83,861.00 | \$0.00 |
| Trash Corral Cleaning | \$12,800.00 | \$13,600.00 | (\$800.00) |
| Snow Clearing | \$30,000.00 | \$30,000.00 | \$0.00 |
| Community Patrol | \$20,400.00 | \$19,200.00 | \$1,200.00 |
| TOTAL EXPENSES | \$509,242.32 | \$500,644.45 | \$8,597.87 |
| NET INCOME | \$2.45 | \$0.46 | \$2.08 |

NEIGHBOR TO NEIGHBOR

Helpful tips and friendly reminders to make life more enjoyable in Taskers Chance

HELPFUL NUMBERS

Frederick City Police - Emergency
911

Frederick City Police - Non-Emergency
(301) 600-2100

Frederick City Recreation
(301) 600-1492

Frederick City Trash Removal
(301) 600-1377

Frederick City Street Lights
(301) 600-1440

Code Enforcement
(301) 600-3825

Vanguard Management
(301) 253-5052 ext. 3306

HAVE A QUESTION, COMPLAINT, OR CONCERN?

If you have issues or questions regarding trash, landscaping, or other community services, please write to the Taskers Chance Board of Directors c/o Vanguard Management at P.O. Box 39, Germantown, MD, 20875 or e-mail our community manager Nancy Keen at nkeen@vanguardmgt.com. All complaints must be in writing to be considered. Management has a limited amount of authority and typically receives direction from the Board of Directors prior to taking action. Sign up for Taskers Chance e-newsletters by contacting taskerschanceinfo@gmail.com.

LIGHTING NOTICES

According to the Frederick Police Department, well-lit exteriors are one way to prevent crime against your home and ensure community safety. Homeowners are permitted to install security flood lights without prior approval from the Architectural Control Committee.

PARKING REMINDERS

Parking issues remain a major concern within the community. Please utilize garages, driveways, and numbered reserved spaces first. Non-numbered parking spaces are first-come, first-serve. Commercial vehicles are prohibited from parking within the community between midnight and 6:00AM.

ARCHITECTURAL CONTROL COMMITTEE

Applications for architectural changes must be submitted to the Architectural Control Committee (ACC) and approved by the ACC before making any modifications to the exterior appearance of your home. If an application is not approved prior to making the changes, you will be found in violation of the covenants and may be required to modify any changes at your expense or face fines. Please allow 60 days for the ACC to review any application. The application form is available at www.taskerschance.org.

TRASH CORRALS AND RECYCLING BINS

Trash and recycling bins are not to be stored in front of or on the side of your home. To avoid a possible violation letter, please store these bins in your garage or behind your home. Some portions of the community utilize trash corrals for storing trash bins but not recycling bins. Items disposed of in these corrals are to be placed in the bins and not on the ground. Bulk items, like box spring mattresses or furniture pieces, are not to be placed in the corrals.

GOLDEN MILE ALLIANCE

The corridor of Route 40 West, long known as the Golden Mile, is a vital gateway corridor into The City of Frederick. As the corridor aged and lost a number of key retail anchors as a result of corporate bankruptcy, the perception of decline surfaced around the Golden Mile. In response, the Golden Mile Task Force formed in 2001 to address the concerns of the declining retail corridor. While many businesses still thrived in the area, decline was inevitable unless a proactive

approach to revitalization was taken. The task force invested countless hours looking at the root causes for disinvestment, and ways to promote capital reinvestment and revitalization along the Golden Mile. Learn more about the Golden Mile Alliance, including upcoming meetings, at www.cityoffrederick.com or LIKE the Golden Mile Alliance on Facebook at www.facebook.com/goldenmilealliance.

NEIGHBORHOOD ADVISORY COUNCIL 5

The City of Frederick is divided into 12 areas that closely overlap established police beats, voting districts, and census tracts known as the Neighborhood Advisory Council (NAC). Each NAC has defined boundaries, and Taskers Chance is located in NAC5. Each resident living within a NAC is a member of that NAC and is provided an opportunity to comment on neighborhood traffic, safety, zoning, capital improvements, and other issues within their designated or adjacent areas. The next meeting of NAC5 will be held at 7:00PM on December 27, 2012 at the Taskers Chance Club House. Learn more about NAC5 online at www.cityoffrederick.com or LIKE NAC5 on Facebook.

ACTION ITEM >>

During the NAC 5 Meeting on September 27, 2012, a Frederick City traffic engineer presented on the traffic concerns facing Taskers Chance. It was found that many of the streets within the Taskers Chance community are too narrow to allow for parking on both sides of the street. There is also an idea to turn Shookstown Road into a one-way street (northbound) at the Rosemont Avenue intersection to alleviate congestion. The city has asked Taskers residents to provide feedback to the Board of Directors at taskerschanceinfo@gmail.com. Please provide your input today. The Board of Directors will compile the survey results and provide to the city for consideration.