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MARLING FARMS

COMMUNITY NEWSLETTER

MAY
2024

Marling Farms Community Association, serving our community

Letter from the President

Hello Marling Farms,
I apologize for taking so long to introduce myself. When Debbie and I first moved here in 2019, there was no one in the office of President. At the general meeting last November, I gave a presentation on the deterioration of the Community's common areas - piers, pavilions, bulkheads, and ball fields. Next thing I knew, I was President of the Association. My previous contributions to the Community have been primarily maintenance and repair efforts at Beach 3. It is now my honor, along with the rest of the new Board, to help the Community navigate through several significant financial challenges before us.

This newsletter highlights the initiatives we have been working on (collection of dues, reserve financing, software migration), but there is simply too much information to squeeze it all in here. That's why I would **strongly urge all of you to attend the June 26 meeting**. Come and hear what's been done and where things are heading. Then spread the word. Our community events are a great way to meet new neighbors, see old friends and share what you know. I encourage all to volunteer for and participate in those events.

Our work will continue through the summer. Then, the Community will have some very impactful decisions to

make this November, including the adoption of several changes to our Bylaws. Our original Covenants from 1952 contain many sections that are no longer relevant or enforceable. It is important that our Bylaws grow and adapt to clarify how we, the Community, want to regulate ourselves.

So, please, **put June 26th on your calendar and plan on attending the meeting.**

I look forward to seeing you all around the "Farm". Thank you for the opportunity to serve,

Kevin Moore, MFCA President
1703 Bayside Dr.
410-218-6250
Moorekevin128@gmail.com



Annual Dues

Enclosed with this newsletter is the invoice for annual dues. Dues are just \$100, and they go towards mandatory liability insurance, mowing of common areas, mosquito spraying, printing and mailing newsletters, and social events. You can send a check with the enclosed payment stub OR pay on the website. Look for the "Owner Login" on the menu bar. If you did not receive an email with login instructions, please let us know at MarlingFarms@gmail.com (include your name and property address)

Treasurer's Report

Balance 05/23	\$18,491.15
Income	
Dues	\$21,191.75
Donations	\$1,100.00
Expenses	
Landscaping	\$9,560.00
Mosquito Spraying	\$4,770.00
Pier Loan Payments	\$6,024.13
Improvements	\$3,053.46
Community Functions (Egg Hunt, Picnic, Ice Cream, Holiday Contests etc)	
	\$1,643.61
Delmarva Power	\$474.79
PO BOX Fee	\$289.00



Supplies \$1,369.34

**Account Balance as of
May 2023 \$13,598.57**

CD Account (Reserve) \$15,253.67



Park & Beach Use

- For dues-paying members only
- Open sunrise to sunset
- Use at your own risk
- Children under 13 with adult supervision only
- **Please clean up your trash (and dispose of it at home)**
- **Clean up after your pet (and dispose of it at home)**
- Caution: water subject to heavy tidal action
- Swim at your own risk
- No overnight parking
- Violators will be prosecuted



Mosquito Spraying

Marling Farms has enlisted QA County for mosquito spraying again this year. The County does not assign specific days. Surveillance and control of adult mosquitoes takes place Sun.-Thurs., btwn 7pm-6am. Spraying only takes place when the density of mosquitoes reaches a standard threshold. Spraying will not be conducted during rain, in winds exceeding 12 MPH, or temps above 89°F.

Keeping your yard clean of debris and trimmed back

helps with the application and effectiveness of the spraying. The technicians are instructed to turn off the sprayer when they see people so please stay inside when you see or hear the spray truck.

There are a few residents that have asked if we can discontinue this service. We can make this a community decision if you attend the general meetings. You can also contact the county and ask that they skip your property.



Community Picnic June 8, 4pm-8pm

Come out and meet the neighbors at Beach 3. Bring a dish to share with the community. Prizes for best desserts. Rain date: June 9



Wine, Beer & Cheese Social September 21 6pm-8pm

Meet at Beach 3 pavilion to sample wine, beer and cheese while watching the sunset over Crab Alley Bay. Rain date: Sept. 28



Halloween Decorating Contest Judging October 24-28

Crank up your creativity to enter the MF Halloween Decoration Contest. You could be crowned the bone-chilling champ!



General Meeting June 26, 6:30pm-8pm

Kent Island Public Library

We will be discussing our Reserve Study (required by law), funding, dues payment, maintenance issues, and more. Details and agenda on page 4.



General Meeting Exact Date & Location TBD

At the November meeting, we will ask the Community to prioritize and authorize expenditures on whatever projects fall within the urgency guidelines stipulated by the Study, assuming we have raised the necessary Reserve Funds.

We also hope to have a November vote to adopt a set of revised Bylaws which reflect the changes we are making to how the Community operates, some by choice, others by mandate.



RESERVE STUDY

What is It?

A reserve study is a vital planning tool for HOAs that provides an in-depth analysis of community assets. The initial reserve study requires an onsite inspection and thorough examination of the reserve fund status to establish a prioritized schedule of improvement projects and a funding plan to pay for them over the next 30-years.

Why Do We Need It?

In 2022, The Maryland General Assembly passed new legislation, House Bill 107, requiring that community associations conduct a Reserve Study (and update that Reserve Study every five years) of the reserves

needed for future major repairs and replacement of the common elements of the common areas of a homeowner's association (HOA). This bill enables associations to meet their legal, fiduciary, and professional requirements. It will also protect, preserve, and enhance a community's property values, provide a planned replacement for major common items, and minimize the need for special assessments.

Who Does The Study?

Each HOA is responsible for hiring an independent reserve study company to do this work

and to create a well documented plan that benefits current and future boards.

Marling Farms received bids from 3 reserve study companies and hired Association Reserves to complete our study. The on-site inspection was done in February and the completed study was delivered in March.

We also contracted the help of a lawyer to navigate the legal impact and ramifications of this new law. The Study findings and the review with the lawyer will be shared with the community at the meeting on June 26th.

General Meeting

June 26, 2024 Meeting Agenda

Welcome

Introduce New Board Members

Treasurer / Other Committee Reports

EasyHOA Demonstration

Board Initiatives

Dues

Reserve Study

Bylaw Revisions Process

Questions and Comments

Door Prize and Adjournment

At our **June 26th meeting**, we will review and ask the Community to vote on the following matters:

- Transition to the *EasyHOA platform* and **approve our proposal to structure our accounting as a “projected” budget with firm due dates**. This will allow us to better track real expenses and hold our Annual Dues constant for as long as possible.
- Review our plan to achieve compliance with the Reserve Study Law in Maryland. **We will ask for authorization to levy a one-time assessment now and a yearly Reserve Contribution over and above the Annual Dues going forward.**

With those authorizations, we will begin invoicing and raising funds to execute some of the larger and more immediate projects called out in the study. This will mean working over the summer to develop competitive bid specs for those projects.