

February 24, 2025

Dear Neighbor,

I want to thank the previous board for its hard work to make Dorsey Estates a better place. A new board was seated last week from the response to the letter asking for help.

Your new board is Anita Elder, Laura Blackwell, Larry Cohen, Marco Preciado, Casey Kline, Bob Utley and James Wardrick. Thank you all for stepping up to help the community.

In the next letter I hope to have an abbreviated Treasurer's Report done so we know where our community is financially. Our current 2025 dues are set at \$179.66 per quarter. This is due on January 1, April 1, July 1 and September 1, 2025. If you haven't paid your January 2025 dues, please do it now. There will not be a coupon book going out, but we will remind you via this letter each month. For now, the January 2025 payment is due. Clarity Management still collects our payments.

As a reminder, the City's code for trash pickup says to use trash cans. If you don't have one, then a dark heavy plastic bag is acceptable, but do not leave out trash in a white bag. Animals will open it, and we will have trash everywhere. Not nice to have your neighbor clean up for you. Also, garbage will leave us with rats and other animals that carry disease that can affect our children and pets. PLEASE, no more white bags left out for trash pickup; put your trash out in a dark heavy plastic bag if you do not have a trash can with lid.

Should you have questions or concerns about the Dorsey Estates board, our email at our web page (dorseyestates.org) is a great way to contact us. If it's an emergency, you should call 911.

We are looking forward to continuing to keep Dorsey Estates a nice community and the place we call home.

Robert Utley
President of DEHOA



HOA Board, March 2025

March 14, 2025

Dear Neighbors,

As promised from the last letter, here is an abbreviated Treasurer's report:

My last Treasurer's report was from December 2019. At that time, Dorsey Estates' assets were \$62,498.37. Our assets as of February 2025 are \$76,279.72. This is from our checking account, savings account, and CD. Remember, this may seem like a lot, but should we need to repave the parking lot or replace or update the tot lot equipment, there would be little left in the bank.

Our budget this year is \$35,213.36. Our obligations will be \$6,191.00 more than our budget.

Outstanding HOA fees are now up to \$9,906.52—almost a third of our operating cost. We are working to recover these fees, as letters are going out.

HOA fees are due on April 1, 2025, but Clarity has canceled its contract with Dorsey Estates as of March 31, 2025. We are in the process of self-managing, which will save us \$6,080.00 this year and offset the budget overage mentioned above. Once the online credit card/debit card system is in place and working, we will start to collect HOA fees by credit card/debit card.

So what does this mean to you? **Don't pay Clarity after March 31, 2025.** For now, you can mail a check to Dorsey Estates, PO Box 3092, Gaithersburg, MD 20885-3092 (payable to *Dorsey Estates HOA*, amount of \$179.66). However, we expect to have credit card/debit card operations up and running by June 1, 2025. All late fees and interest are suspended from January 1, 2025 until July 1, 2025 on HOA fees. This does not mean don't pay; it means if you are late, there won't be a penalty.

Residents who have outstanding HOA fees owed before 2025 will receive a letter stating the amount owed and will have 30 days to settle the amount before we turn it over to collections. So that we all understand what this means, an attorney will notify these residents that a lien will be placed on their property, that wages will be garnished, and that parking privileges in the community will be revoked. Any or all of this can happen to collect the outstanding HOA fees. We can't pay for services if we don't have the income, nor should anyone benefit from what their neighbors pay.

White trash bags continue to appear in the neighborhood. Please stop putting out trash in white trash bags. Otherwise, you will be fined \$100 for each white bag placed out.

Walking your dog helps you get the steps in that most doctors ask you to do. Please remember to pick up after your dog. With spring around the corner, there will be kids in the tot lot, so let's keep the neighborhood clean and safe for the kids and us.

US Lawn has put mulch around the trees and the Dorsey Estates sign, making the neighbor look much better and ready for spring.

Should you have any questions, please use the Dorsey Estates PO Box (3092) or the email on our web site (DorseyEstates.org).

We are looking to keep Dorsey Estates a nice community and the place we call home.



Robert Utley
President of DEHOA

Board Contact Information:

Dorsey Estates Board
P.O. Box 3092
Gaithersburg MD 20885-3092

website: www.dorseyestates.org
email: debod@dorseyestates.org



HOA Board April 2025

You can now use your credit card/debit card to pay for your HOA fees. On the back of this page are some directions on how to do that on DorseyEstates.org web site. **Remember, April HOA fees are now due.**

As stated in the last letter, the board has waived late fees and interest till June 1, 2025. So if you have not paid your January 2025 or April 2025 dues by then, you will be charged a late fee and interest will accrue. Remember to pay either via credit card/debit card or mail a check to the address below. **We no longer use Clarity, so don't send payments there.**

When you do upgrades or repairs to the outside of your home, you should contact the board to make sure you follow DE code. Usually, there are no issues, but if there is, it would be best to make the change before the work is done.

Dogs: Everyone loves them. Well, most do. But no one likes their dirt. Per Montgomery County and the city of Gaithersburg codes, you are required to clean up after your dog. There is a problem here, and of all places the Tot lot: dog dirt everywhere. Our kids play there. If dog owners do not clean up after their dogs, then the tot lot might be off limits to dogs. There may be a charge for each dog, up to \$300, to cover the cost to clean up. Dog owners, the choice is yours. **Be a responsible dog owner: Follow the rules and clean up after your dog.**

We are looking for ways to reduce the noise from Clopper Road. We have contacted the county to try to control speed and the noise of loud cars/motorcycles, but like all government things, it takes time. We are considering planting pine trees along the road, but the fence around the tot lot is too long for that. So if you have any suggestions, let us know via email, please.

I want to thank the board for their work. Because we are no longer using Clarity, we are self-managing. Other items need to be addressed as well, and the board has stepped up to work on them all. Thank you.

Robert Utley

President of Dorsey Estates HOA Board

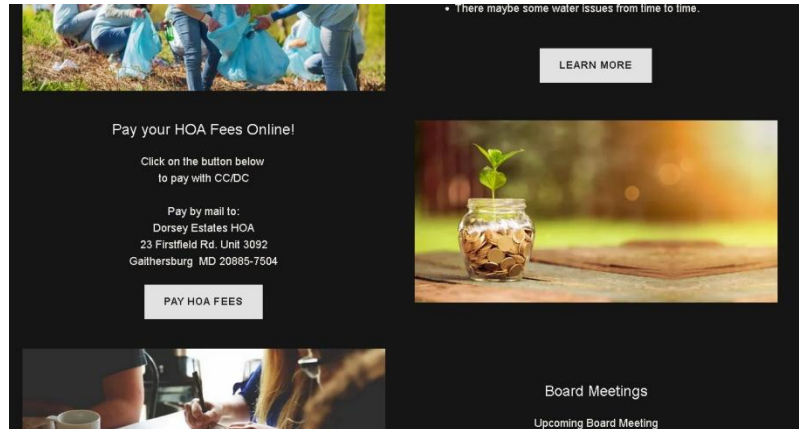
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Steps to pay HOA fees with a credit card/debit card on the Dorsey Estates web site:

1. Go to dorseyestates.org.
2. Find the button marked “Pay HOA Fees.”



3. Once you click on the button, it brings you to this page:

Enter the amount. Current HOA fees are \$179.66.

Click the “Click here to Pay” button.

A screenshot of the "Order Section" form on the Dorsey Estates HOA website. The form is titled "DORSEY ESTATES HOA" and "Order Section". It prompts the user to "Enter the required information in the fields below." There is a field for "Amount *" with a value of "e.g \$1.00" and a "USD" label. Below this, there's a section for "HOA FEES" and a "Click here to Pay" button. At the bottom, there's a "Secure Payment" logo.

4. Fill in the card information, your information, and your house number, and below is a

Button called “Submit Payment.”

Click on it to pay your fees.

A screenshot of the "Payment" form on the Dorsey Estates HOA website. The form is titled "DORSEY ESTATES HOA" and "Payment". It is divided into three main sections: "Order Section", "Payment", and "Billing Address". The "Order Section" shows the "Amount" as "179.66 USD". The "Payment" section is titled "PAYMENT CARD" and includes fields for "Card Number *", "Expiration Date(MM/YY) *", and "CVV2 *". The "Billing Address" section includes fields for "Company", "First Name", "Last name", "Address1 *", "Address2", "City", "State/Province", "Postal Code *", "Country", "Email Address", and "Phone". At the bottom, there's a "Custom Fields" section with a field for "House Number (Sullivan W.)".

5. You will get an email confirming your payment. Should you have any issues, email the board.



HOA Board May 2025

In the second week of June, you may receive a letter from the HOA Board about your upcoming (July 1 Q3) HOA payment. It is important you read it as some of you have a credit on your account, and a few are behind. It is better for all to have a zero balance after each quarter. Not everyone will get this letter, but if you do, please open it as it will tell you how much you need to pay in July. It seems this needs to be repeated: **DO NOT SEND ANY PAYMENT TO CLARITY**. Check the website DorseyEstates.org for information on how to pay and where to send it. (The address at bottom of this letter is for mailing checks.)

Q3 HOA PAYMENTS ARE DUE JULY 1, 2025. Remember, if you have not paid your Q1 or Q2 HOA payments, then starting July 1, 2025, there will be late fees for each quarter missed and 6% interest added to each month it is outstanding.

There will be new, updated parking signs in the neighborhood very soon. You should take the time to read one, along with the parking rules, which have been posted on the DorseyEstates.org website. The Board will be enforcing these rules ASAP.

The recent storm has brought a lot of questions about trees and tree limbs. From Mr. Gardner, our attorney: If a tree shows signs of distress, such as it's dead or has limbs that are dead and it appears it will drop, the landowner on whose tree sits is responsible if notified. On the other hand, if a tree is healthy but lightning strikes it or it is uprooted due to a storm, then what falls on your property is your responsibility to pay to have it removed. This is true in most cases, but there are exceptions. Lastly, if a branch hangs over or onto your property, you can have it removed at your expense.

Plans for Dorsey Estates: repainting the parking lines and numbers, so at some point, every spot will need to be void of a car so the lines and curbs can be painted; planting pine trees at the opening of Clopper Road to help with road noise; looking into options to fix our patchy grass in the common areas and tot lot. If there are any issues or improvements you'd like to see in Dorsey Estates, please contact us via email.

I want to thank the Board members for their work. We are no longer using Clarity; we self-manage. Other items need to be addressed, and the Board is stepping up to work on them all. Thank you.

Robert Utley

President of Dorsey Estates HOA Board

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email: debod@dorseyestates.org
(back side is the new parking signs)

Dorsey Estates

Resident & Visitor Parking

TOWING ENFORCED FOR:

VEHICLES IN HANDICAP SPACES WITHOUT HANDICAP TAG, DISPLAYING EXPIRED REGISTRATION, NO TAGS, INOPERABLE VEHICLES, FLAT TIRES, IN NO PARKING ZONES, ALONG YELLOW CURBS, FIRE LANES, NOT IN MARKED SPACES OR HASHED OUT AREAS, ON THE GRASS, VEHICLES BLOCKING ACCESS TO THE PROPERTY, SIDEWALKS, FOR SALE SIGNS, UNAUTHORIZED COMMERCIAL VEHICLES ACCORDING TO BYLAWS, VEHICLES UNAUTHORIZED IN RESERVED SPACES, STORED VEHICLES, OVER LIMIT IN TIMED SPACES. RESIDENTS PARKED IN VISITOR PARKING SPACES, VISITORS WHO EXCEED 24 HRS IN VISITOR SPACES.

Violators will be towed at owner's risk and expense.

Non permitted or improperly parked vehicles(s) grant Henry's Wrecker Service a possessory lien for towing and storage charges.

IF TOWED CALL HENRY'S WRECKER SERVICE 301-869-4800

MAX IMPOUND FEE \$570 MAX STORAGE FEE \$100 PER 24 HR PERIOD

7861 BEECHCRAFT AVE
GAITHERSBURG, MD. 20879

2701 GARFIELD AVE.
SILVER SPRING MD. 20910

COUNTY AND STATE LAW REQUIRES THAT THE VEHICLE BE AVAILABLE FOR RECLAMATION 24 HRS A DAY 7 DAYS A WEEK.



HOA Board June 2025

Q3 HOA PAYMENTS ARE DUE JULY 1, 2025. Remember, if you have not paid your Q1 (due January 1, 2025) or Q2 (due April 1, 2025) HOA payments (\$179.66 each) before July 1, 2025, there will be late fees (\$17.33) for each quarter missed and 6% interest added to any outstanding balance. For the July 1, 2025 payment, you have till August 1, 2025 before late fees and interest are applied.

PARKING SIGNS. There are new, updated parking signs in the neighborhood. The board is now enforcing parking rules. If you have a question, please ask. Otherwise, it might cost you to recover your car. Just received an email from the Alexandria Real Estates, 9 West Watkins Mill Road if your parking in their lot expect to be towed.

TOW CARD. Every house gets two: one for each parking space assigned to your house. If you need to have a car removed from one of your parking spaces, you will need to show this card to the tow truck driver to prove that you are assigned that space. The card also has the tow company's phone number and email address. Please don't lose these cards. If you do, contact the board for replacements.

Hot weather is trying to get here, which means school is out and kids are around. So please drive SLOWLY on Sullnick as you may find them playing in the street. You might find them darting between parked cars. They might just run out in front of you, so SLOW is better at this time of year.

Thank you to the residents who step forward with suggestions and concerns over issues with Dorsey Estates. The board has addressed many and found solutions; some we are still working on. If you have a concern about Dorsey Estates, our email address is below. You may also write to us at the address below.

Again, I want to thank the board members for their work. We are no longer using Clarity, we self-manage, and other items need to be addressed, but the board is stepping up to work on them all. Thank you.

Robert Utley
President of Dorsey Estates HOA Board

Board Contact Information:

Dorsey Estates Board
P.O. Box 3092
Gaithersburg MD 20885-3092

website: www.dorseyestates.org
email: debod@dorseyestates.org



HOA Board July 2025

The Q3 HOA fees payment window is almost over. If you haven't paid it by July 31, then late fees and interest will be applied to your account. We have seen several residents send a check to Clarity or use an old system to pay via credit card. Please don't as it will impact your account and we may not receive your payment. Use the mailing address below or the credit processing button on our web site.

Thank you to everyone who did pay and use the correct system next year will be easier, I hope, when everyone has a coupon book to work from.

As a heads up, Q4 will be due October 1, 2025.

There was a lot of confusion over the 4th of July weekend on trash. You'll notice the second page is our Trash Policy. We still have the message posted on our web site stating there would be no pick up on Friday, July 4 but pickup would resume the following Tuesday. I hope everyone can follow the policy. The point is to not have trash cans and recycling bins out on the sidewalk all the time, nor in your front yard.

We hope everyone who lives on Sullnick Way has their towing cards and that you don't have to use them. But it's nice to have some help when you can't park your car in your assigned space.

Remember that we have an Architectural Control committee should you want to change anything on your house or front yard. Just let us know if there are any changes you want to make. Everyone just has to follow some basic guidelines.

Again, I want to thank the board members for their work in keeping Dorsey Estates a home where everyone wants to live.

Robert Utley
President of Dorsey Estates HOA Board

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HOA Board July 2025 Trash and Trash Policy

- Trash pickup days are Tuesday and Friday only.
- There are no weekend trash pickups ever.
- See B&B Refuge's web site (www.bandbrefuseinc.com) to check changes in pickup.
- The Dorsey Estates web site (www.dorseyestates.org) states any change to trash pickup.
- Email the board if you have a question.

Trash Policy

Trash can be put out in the evening (after 7 p.m.) of the day before trash pickup: Monday or Thursday evening only.

Trash cans must be removed before 10 p.m. the day of pickup: Tuesday or Friday evenings.

Recycling is run by the county. Contact the county about schedule changes. The rules about setting out and removing recycling bins are the same as for trash cans.

No trash cans or recycling bins are to be stored in the front yard or in front of the house. If at the side of house, cans and bins must not be visible from the sidewalk.

NO WHITE TRASH BAGS are allowed outside a trash can.

You are responsible for your trash till it is picked up by the trash company. If for any reason it is not picked up, you MUST recover it that day (before 10 p.m.) and if animal opened it that trash too, and hold it till the next trash day.

You can always drop trash off at the Transfer station on 355 and Shady Grove.

Fines start at \$100 for each infraction and each day. If trash is out any time on Sunday, Wednesday, or Saturday, it's illegal. If trash is out on Monday or Thursday before 7 p.m., it's illegal. If you leave cans or bins out after 10 p.m. on trash days, it's illegal.



HOA Board August 2025

The second page is our proposed budget for 2026. Yes, there is an increase of \$6.11 per quarter, or \$24.44 per year.

A note on the budget: We have no management company, which is a savings of \$6,000.00 per year. Legal fees are up, but outstanding HOA fees have come down, and we are working hard to continue this trend. Metered postage for a letter now costs \$0.74. Lawn care is up due to the law passed to use only battery-operated leaf blowers, yet trash removal costs the same. The board has worked hard to save us money in the budget.

On our website, we have moved the pay button to a second page. When you go to the website, at the very top, you will find HOME and PAY HOA FEES. Click on PAY HOA FEES to pay via credit card/debit card as normal. We still accept checks too. Please mail those to the address below.

Remember, your Q4 payment will be due October 1, 2025: \$179.66.

There seem to be a few who still use white trash bags, despite several requests to stop. Please stop as we will fine you \$100.00 per incident if you continue.

Some may have noticed a Henry's tow truck driving up and down the street. This will continue due to visitor-space violations and residents in collections who lost parking privileges. Please respect the rules and pay your HOA fees on time.

School is starting back up. Remember to give the school bus room, and watch for kids around the bus when driving.

Remember that we have an Architectural Control Committee should you want to change anything on your house or front yard. Just let us know if there are any changes you want to make. Everyone just has to follow some basic guidelines.

Again, I want to thank the board members for their work in keeping Dorsey Estates a home where everyone wants to live.

Robert Utley
President of Dorsey Estates HOA Board

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<u>INCOME</u>	2025	CPI 0.034	2026
Residential Assessments	\$35,213.36		\$36,410.61
Less: Reserve Contribution	\$1,154.00		\$1,193.24
Matching Grants	\$0.00		
HOA Fees	\$179.66		\$185.77
Adjusted Income	\$34,059.36		\$35,217.38
<u>EXPENSES</u>			
Management Co (act)	\$6,080.00		\$0.00
Credit Card Processing (NEW)	\$0.00		\$300
Audit/Tax Prep (taxes only)	\$150.00		\$155.10
Legal/Lien Fees	\$500.00		\$1,500.00
Postage	\$221.50		\$600.00
Insurance	\$1,210.00		\$1,251.14
Bad Debts Expense	\$0.00		\$0.00
Website/Email	\$70.00		\$100.00
Office Supplies	\$50.00		\$150.00
Printing and Repro	\$200.00		\$300.00
Property Taxes (act)	\$2,000.00		\$2,068.00
Misc. Gen & Admin Fees	\$250.00		\$258.50
Social & Recreation	\$120.00		\$124.08
Subtotal Expense	\$10,851.50		\$6,806.82
<u>CONTRACT SERVICES</u>			
Snow Removal	\$750.00		\$1,200.00
Lawn Maintenance (act)	\$11,293.00		\$13,153.77
Site Maintenance & Repair	\$3,500.00		\$3,558.00
Trash Removal (act)	\$5,665.00		\$7,498.80
Site Improvements	\$2,000.00		\$3,000.00
Subtotal Contract Services	\$23,208.00		\$28,410.57
Total Expenses	\$34,059.50		\$35,217.39
Net Income/Loss	\$0.00		\$0.00



HOA Board September 2025

October 1, 2025 is when Q4 HOA fees are due: \$179.66. Next year we will issue a coupon booklet to follow, but we'll still remind you via our monthly newsletter.

On our web site, we have moved the pay button to the 2nd page. At the top of the web site you will find HOME and PAY HOA FEES click on the PAY HOA FEES to pay via credit card/debit card as normal. We still accept checks too, mail those to the address below.

Thank you to everyone for not using white trash bags. The wild animals will have to go elsewhere to find food now.

We are starting a Neighborhood Watch program for Dorsey Estates. It's not run by the HOA board but does have members as part of the watch committee. See the back of this newsletter for more information on what it is, what you do if you join, and how to sign up to be part of the watch program.

SPECIAL NOTE: If you would rather receive this newsletter via email, please contact the board, and we will start sending it out via email and save us the \$0.74 mailing cost. email: debod@dorseyestates.org

You may have noticed that a couple of the trees were trimmed so the street light was not blocked. This gives us more light at night. Thank you, Steve.

School has started and Halloween is around the corner, so please watch out for running kids. Our street is not a race course like some have used it for.

Remember that we have an Architectural Control Committee should you want to change anything on your house or yard. Just let us know if there are any changes you want to make. All of us just have to follow some basic guidelines.

Again, I want to thank the board members for their work in keeping Dorsey Estates a home where everyone wants to live.

Robert Utley
President of Dorsey Estates HOA Board

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NEIGHBORHOOD WATCH

Should you see something that is not right, this is where you can report it. The police will have one point of contact, the block captain. You can report anonymously if you like. There is a 1-hour class held by the Police to teach you what to look for, what is needed in a report, and what you can and can't do:

What you can't do:

- Challenge or confront anyone
- Pursue vehicles or suspects
- Anything to place your own safety in jeopardy
- You don't have any police power

What you can do:

- Look out for your neighbors
- Report any unusual or suspicious person, vehicles, or activities
- Make your home as burglar resistant as possible
- Educate your family and neighbors on what to watch for to protect them

As stated, this is not part of the HOA board, although members of the board have contacted the police to set up a Neighborhood Watch program for Dorsey Estates. If you are interested in joining, please contact the board via email.



HOA Board October 2025

The end of October is about a week away. If you have not paid your HOA fees for Oct 2025 (Q4) by November 1, then a late fee and interest will be added.

With the end of October comes Halloween. It's one night of fun for the kids, so be careful with your driving up and down Sullnick Way.

This is the start of the holidays: Thanksgiving, Christmas or your religious holiday, and New Year's. We don't have enough visitor parking spaces, so remember that third cars and resident cars parked in a visitor space are a violation. Please let the residents who have guests use visitor parking.

Should we get snow this winter, there are a few things to remember: Please clear your sidewalk within 24 hours after snow stops falling. If you clear your parking space, DON'T put the snow in the street; it will delay the clearing of our street. DON'T put snow in a neighbor's parking space without their permission.

As you open this letter, you will find the coupon book (aka payment book) with a cover sheet on it.

The board has decided to do the parking lot striping in spring 2026.

Thank you to everyone for not using white trash bags. The wild animals will have to go elsewhere to find food now.

Thank you to everyone who has requested this newsletter via email. Starting next month, we will be sending newsletters out by email to those who requested this service. You can still ask at any time to receive this via email. Just email us.

Our neighborhood watch has formed and will start having meetings and classes with the police to learn what we need to do. Crime is very low in our community, and we'd like to keep it that way. Thank you to everyone who stepped up to join.

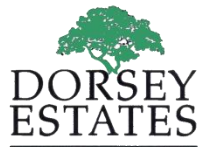
Again, I want to thank the board members for their work in keeping Dorsey Estates a home where everyone wants to live.

Robert Utley
President of Dorsey Estates HOA Board

Board Contact Information:

Dorsey Estates Board
23 Firstfield Rd. Unit 3092
Gaithersburg MD 20885-7504

website: www.dorseyestates.org
email: debod@dorseyestates.org



HOA Board November 2025

We hope everyone has a great Thanksgiving this year. We wish you safe travel too. As stated before, please let the guests of residents use visitor parking.

This year we had US Lawns seed the common area to help promote grass growth. We'll see how it looks in the spring. We cannot seed the tot lot because there are too many trees, but we are working on a solution to have better grass coverage there too.

Should we get snow this winter, there are a few things to remember: Please clear your sidewalk within 24 hours. If you clear your parking space, DON'T put the snow in the street. That will delay the clearing of our street. Also, DON'T put snow in the neighbor's parking space without their permission.

Thank you to everyone for not using white trash bags. The wild animals will have to celebrate Thanksgiving elsewhere.

Again, I want to thank the board members for their hard work in keeping Dorsey Estates a home where everyone wants to live.

Robert Utley
President of Dorsey Estates HOA Board

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