DORSEY ESTATES

HOA Board September 2026

This year we start early to get the budget for 2027 done and out of the way. On the back of this newsletter is the proposed budget for 2027. The quarterly fees have been raised by $6.23 to bring the quarterly fees to $192.00. The Consumer Price Index is 3.4%, but the board has raised the HOA fees by 3.35% this year. Contracted services (lawn care and trash removal) have not yet given us any input about next year's fees, so we may be low on their cost. Otherwise the board will continue to look for ways to save money, such as no longer mailing out the newsletter each month but emailing it instead.

Please review the proposed budget and direct your comments to the board via its email address. On October 14 the board will pass this budget if there are no comments from the residents.

As noted last month, WSSC is doing work on the water line on Clopper Road at night so expect to see traffic and delays going and coming to Sullnick Way.

The speed camera is now facing east on Clopper Road near Sullnick Way. We hope this will slow drivers from the racing though the light.

Here on Sullnick Way, we have trash pickup twice a week. We have a trash can rule that trash cans are to be returned to the backyard after trash pickup by 10 p.m. the day of pickup. It's been noted that some residents like to live where the trash cans are always present. For them, $100.00 fines will be coming. Please respect our community and follow the rules. We don't need to look trashy every day of the week.

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

Board Contact Information:

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

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

INCOME	2027
Residential Assessments	$37,631.10
Less: Reserve Contribution	$2,266.75
Matching Graints	
HOA Fees	$192.00
Adjusted Income	$35,364.34

EXPENSES	
Credit Card Processing (NEW)	$620
Audit/Tax Prep (taxes only)	$160.30
Legal/Lien Fees	$1,033.52
Postage	$310.06
Insurance	$1,293.08
Bad Debts Expense	$0.00
Website/Email	$103.35
Office Supplies	$155.03
Printing and Repro	$310.06
Property Taxes (act)	$2,137.32
Misc. Gen & Admin Fees	$20.67
Social & Recreation	$128.24
Subtotal Expense	$6,271.73

CONTRACT SERVICES	
Snow Removal	$1,240.22
Lawn Maintenance (act)	$11,180.25
Site Maintenance & Repair	$4,710.78
Trash Removal (act)	$7,750.16
Site Improvements	$4,134.08
Subtotal Contract Services	$29,015.50
Total Expenses	$35,287.23
Net Income/Loss	$77.12

HOA Board August 2026

Hope everyone understands that WSSC (the water company) will be working on Clopper road in the coming months. That will affect us as traffic will be affected in the work areas, including the Sullnick Way entrance. Give yourself more time to get where you want to be, due to this work. Also, WSSC asked us about a waiver for noise so that crews can continue working from 9 p.m. to 5 a.m. Therefore, there will be no open windows or sleep for us. Please let WSSC know how you feel about this.

School is starting, so more school buses will be on the road; just another reason to give yourself more time to get where you need to go.

This month we have seen different tenants in our community, and another home has turned into a rental unit. This gives us 14 homes that are rentals. or 28% of our community. For both homeowners/landlords and tenants, this is how the HOA works: The HOA has a written agreement with the homeowner/landlord, not the tenants. In most all cases, we don't even know a tenant's name or when they moved in or out. That business is between homeowner/landlord and tenants, not the HOA. As a homeowner/landlord, you need to inform your tenants about all by-laws, rules and policies, including any changes. The fact that tenants won't see this newsletter shows you are responsible to pass on information to your tenants. This is not the responsibility of the HOA. Remember, if your tenants violate a rule, you the homeowner/landlord are responsible for the violation and any cost associated with it. We collect fines from the homeowner/landlord, not the tenant as we have a contract with the homeowner/landlord.

If you have not noticed, there is a speed camera set up east of our entrance to Sullnick Way. It would be nice to have it facing west too, but for now we'll take any action to slow down and quiet the street noise.

This morning it was reported to the HOA that two young coyotes were spotted in the parking area near the hill on Sullnick Way. IF you see them, please walk away from them, have dogs on leashes, and keep small children close by. Animal Control has been contacted and will address this issue, but for now, be aware and be safe.

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



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HOA Board July 2026

July is the third quarter for HOA fees, so there is time if you have not paid before the end of the month when late fees and interest will be applied. You can mail your fee or, use our web site to pay with a credit card or debit card. The quarterly amount is still $185.77.

Why are we still seeing trash cans left out for days? Please read the trash can policy on when you need to remove cans from the street. Also, for everyone who has a fence around their property, leaving a trash can outside that fence is outside your property on what is called common ground for all to enjoy. Starting August 1, 2026, should we find cans next to your fence on common ground. we will fine you $100.00 per day per can. Remember, all cans need to be stored on your property when not out for trash pickup.

We had tree work done to clear out branches around one streetlight and remove dead trees from the property. Also, another tree was trimmed.

Thanks go out to Marco for continuing to water our new trees by the Dorsey Estates sign off Clopper Road.

Speaking of Clopper Road, James will be knocking on your door to sign a letter to request a speed camera on Clopper to help slow down traffic driving east and west on Clopper and Longdraft. Please sign the letter when he shows up.

Pet owners reminders: In Gaithersburg, which includes Dorsey Estates, it is illegal for pet owners to allow their dogs to defecate on public property, common areas, or private property without immediately removing the waste. Pet owners must clean up waste to prevent unsanitary conditions.

Pets and trash attract rats and other animals to our yards. We have received reports of rats coming from some backyards. PLEASE pick up after your dog. If you place trash in your backyard, it should be in a can with the lid on tight. It should go without saying that white trash bags are bad to use for trash pickup. We don't keep saying this to make it a hardship for you but to protect us all from rats.

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DORSEY ESTATES

HOA Board June 2026

After reviewing the budget, the board has decided not to mail the newsletter each month as the cost of postage and envelopes keeps increasing. Starting with this newsletter, all future newsletters will be emailed to the HOA. If we don't have your email, then you won't receive a newsletter.

Budget notices and payment books will be mailed to all HOA members, so there should be only two mailings a year.

We will have our final tree work done this year because the budget is tight. So no more work on trees for this year unless it's an emergency. The trimming around streetlights will be done, a tree in the tot lot will be trimmed, and some dead wood on common ground behind some of the houses will be removed.

With schools out and summer, please remember that kids will be out playing. Drive slowly up Sullnick Way. Kids are fast—faster than you can hit the brakes in your car.

Reminders for pet owners: In Gaithersburg, which includes Dorsey Estates, it is illegal for pet owners to allow their dogs to defecate on public property, common areas, or private property without immediately removing the waste. Pet owners must clean up waste to prevent unsanitary conditions.

Pets and trash attract rats and other animals to our yards. We have received reports of rats coming from some backyards. PLEASE pick up after your dog.

If you place trash in your backyard, it should be in a can with the lid on tight. White trash bags should not be put out for trash pickup because they are easy for wildlife to get into. We don't keep saying this to make it a hardship for you but to protect us from rats.

White trash bags: *Why is it so hard to NOT put out white trash bags on pickup days? Once the animals come and tear them apart, I'm sure you'll want the board to address it. How about you stop now so we don't have to deal with rats and other animals we don't want around our homes and kids.*

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



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HOA Board May 2026

Parking lot restriping: Wow! Did you notice the new paint job on the parking lot? Bigger stripes and letters and nice yellow curbs. This was done to help on those rainy nights when it's hard to see the space to park. Thank you, everyone, for taking the time to remove your cars for the crew. We know it's a pain to do, but once every 10 years or so we need to put paint down.

New trees: We hope everyone noticed the new trees behind the Dorsey Estates sign. They are skinny for now but will grow to be 20-30 feet tall and 15 feet wide at the base. Thank you to Marco for taking on the job of watering them twice a week till the fall.

Resident emails reminder: There are several residents whose email addresses we don't have. This information will be used to communicate important information, such as clearing the parking lot. Email addresses are needed from 11535, 11537, 11538, 11543, 11553, and 11558. Please contact the board via our email address listed below.

Pet owners reminders: In Gaithersburg, which includes Dorsey Estates, it is illegal for pet owners to allow their dogs to defecate on public property, common areas, or private property without immediately removing the waste. Pet owners must clean up waste to prevent unsanitary conditions.

White trash bags: Why is it so hard to NOT use white trash bags? Once the animals come and tear them apart, I'm sure you'll want the board to address it. How about you stop now so we don't have to deal with rats and other animals we don't want around our homes and kids.

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HOA Board April 2026

Parking lot restriping: Very soon we will be restriping the parking lot. This includes repainting the yellow curbs and the tow-away zone, and enlarging the lettering in the visitor space. Once we have a date, you will be told and asked to remove all cars from the lot for that day. We asked for a two-week notice. We expect it will take about six hours to get the job done, but we will know more once we are given a date.

Resident emails: There are several residents whose email addresses we don't have. This information will be used to communicate important information, such as clearing the parking lot. Email addresses are needed from 11535, 11537, 11538, 11543, 11553, and 11558. Please contact the board via our email address listed below.

Installation of new trees: The board has voted to install five Nellie Stevens holly trees behind the Dorsey Estates sign. These trees will be in addition to what is there now; we will NOT be removing any bushes. These trees will mitigate the noise from Clopper Road and from the intersection with Longdraft Road. They should grow to about 25-30 feet tall and span 15 feet, so they are not monster trees.

City to monitor: There are still some residents using white trash bags outside a trash can for trash pickup. The city is monitoring this and will address violators.

At the same time, the city has stepped in to address the issue of residents putting yard waste/leaves on someone else's property. The city is continuing to monitor the community.

White Camaro: We are looking for your help to let the board know which resident this car belongs to. See photo on the back. If we cannot identify the owner, starting May 15, 2026 we will tow if it is found in a visitor parking space. We want to thank everyone who has contacted the board about violations to visitor parking spaces. This has been a big help to allow genuine visitors to use the spaces once again.

Pet owners: In Gaithersburg, which includes Dorsey Estates, it is illegal for pet owners to allow their dogs to defecate on public property, common areas, or private property without immediately removing the waste. Pet owners must clean up waste to prevent unsanitary conditions.

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VISITORS
37

HOA Board March 2026

Looks like spring is trying to get here, and one resident wants to help it along. A request for cleaning the tot lot equipment was made and will be scheduled soon. Look for flyers with the date and times to help. Thank you to all who help improve our tot lot.

We are starting the process of addressing the missing trees by the entrance of Dorsey Estates. We hope to have some trees in the next couple of months. At the same time, we are looking into low-light grass (grass that can survive and thrive with limited or indirect sunlight) for the tot lot. We would like to see more green than brown on the ground there.

HOA fees are due again—in April for Q2. The fees are $185.77, payable with a check mailed to the HOA address below. Or you may use our web site (www.dorseyestates.org) if you want to use a credit card or debit card.

The City of Gaithersburg has addressed some issues with moving yard waste/leaves to either the HOA common ground or neighborhood property. They will address residents who place their trash or recycle cans outside their fenced-in yard on HOA common ground. Both are violations of city codes.

The City will address **small WHITE trash bags** that one resident is still using. Yes, this is a violation in case anyone must be told.

The police will address any car parked in our parking spaces that is in disrepair. This includes but is not limited to flat tires, expired tags, no tags, missing headlights, and missing body parts. Our parking lot is not a junk yard.

In Gaithersburg, which includes Dorsey Estates, it is illegal for pet owners to allow their dogs to defecate on public property, common areas, or private property without immediately removing the waste. Pet owners must clean up waste to prevent unsanitary conditions.

We have 49 homes in Dorsey Estates; the above violations are caused by 6 residents.

Remember our entrance is for 2 cars, please make sure when you enter or leave there is room for another car to pass by.

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HOA Board February 2026

Did you see them? We now have our Neighborhood Watch signs on display; one is located on the stop sign coming into Sullnick Way, and the other is located at the top of the hill on the streetlight post on the left. Now that we have these signs, in some cases you can lower your homeowner's insurance cost. Even if your insurance company does not lower the cost, it's good to know that crime is much lower on Sullnick Way than in the surrounding developments, thanks to your local Neighborhood Watch group.

Residents who park in visitor parking for even 5 minutes can expect to receive a $100 fine in the mail. The parking policy is posted on our web site (dorseyestates.org). It's important you know the rules and follow them. Thank you to everyone who identified the cars in the last newsletter. As we collect the identities of other residents in visitor parking we will post them in the newsletter.

In Gaithersburg, it is illegal for pet owners to allow their dogs to defecate on public property, common areas, or private property without immediately removing the waste. Pet owners must clean up waste to prevent unsanitary conditions. Fines for violations are enforced by animal services: 301 279 8000, option #2, 8am till 7:45pm Monday–Friday. The recent snow shows we have a huge issue with this, not only in the tot lot but also in the common area by our sign. Violators have been reported to animal control. Be responsible and respectful to your dog and neighbors.

White trash bags have appeared again. I won't repeat what Forrest Gump said, but it appears to be true. Don't set white trash bags out for trash pickup. White trash bags must be in a can, not next to it.

We are looking into grants to pay for some trees to put around our entrance to help reduce street noise and wind in the community.

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



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DORSEY ESTATES

HOA Board January 2026

HOA fees are due this month. Remember, the new fee is $185.77. Payment booklets were sent to every homeowner, so you can use yours as a reminder. The HOA accepts checks mailed to the address below, and you can use our web site for credit card payments. The web link is below.

Asking residents to not use visitor parking for parking their third cars isn't working. The board has agreed to start fining visitor parking violations at $100.00 for each offense. **Starting February 1, 2026, the cars pictured on the back of this letter will be towed.** Should you see a violation, please take a photo of the car, send it to the board, with the house number if you know it, and a fine will be issued. Keep in mind, college students home for the holiday are not visitors. Also, parking in one visitor space for 24 hours then moving to another visitor space for another 24 hours is a violation. You will have to find parking after 24 hours, but not another visitor space.

Should we get snow this winter, there are a few things to remember: Please clear your sidewalk within 24 hours of the end of snowfall. If you clear your parking space, please DON'T put the snow in the street. That will delay the clearing of our street. DON'T put snow in a neighbor's parking space without their permission. This goes for leaves and trash too. Yes, residents are doing this. Sweeping leaves to the other side of the street on city or HOA property is wrong. Put your leaves in bags and set out the bags for trash pickup. Again, don't make your trash or snow someone else's issue.

White trash bags have appeared again. Don't set white trash bags out for pickup. They must be in a can, not next to it.

We are looking into grants to pay for some trees to put around our entrance to help reduce street noise and wind in the community.

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

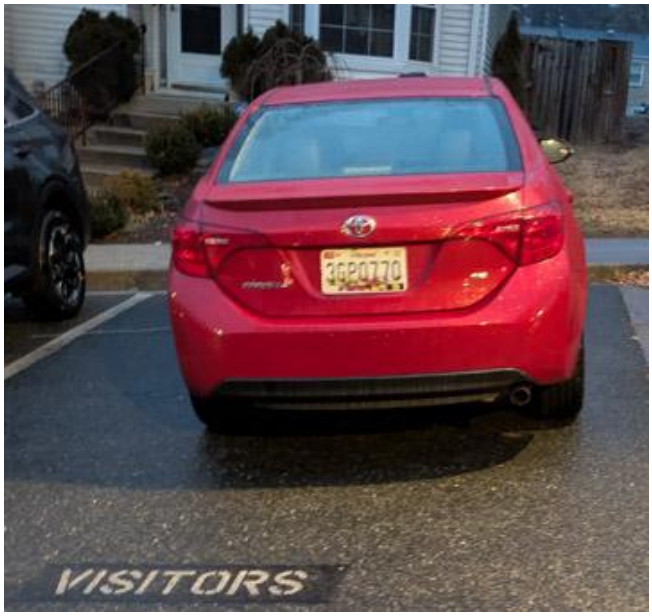


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Starting February 1, 2026, these cars will be towed if found in visitor parking spaces. If you know the address of these cars please let the board know.

Car #1 plate number 3GP0770



Car #2 plate number A389476



Car #3 plate number 5CZ0532