

**ZACHIA MANOR  
HOMEOWNERS ASSOCIATION (HOA)  
ANNUAL MEETING MINUTES  
NOV 12, 2024**

Dear Neighbor:

The Zachia Manor annual HOA meeting was held at LifeSream Church, 5105 Leonardtown Rd. Waldorf, MD on Saturday, October 26<sup>th</sup>, 2024, at 12:00 p.m. All information is now located on our new website: [Zachiamanorhoa.com](http://Zachiamanorhoa.com).

**Present at the meeting:**


Eric Hull (President)  
Mike Doersom (Treasurer)  
Sharon Doersom (Assist. Secretary)  
Charles Marsh  
Kacy Marsh  
Bobby Rucci  
Walter Skip Rankin

**Meeting called to order by Eric Hull at 12:15 p.m.**

**Note Taker: Sharon Doersom**

**Minutes: Opening Comments/Discussion**

1. **Discussion-Pet Violations:** Eric and Mike have received several complaints regarding members' dogs. Eric discussed the Maryland pet ownership laws.  
**Conclusion:** As a pet owner it is your responsibility to comply with the laws regarding pet ownership. Please read the enclosed guidelines, and laws for pet ownership. Several of these laws are being violated and failure to comply with laws can impact your right to keep your pet and could cost you in the end.
  - a. Leash Laws
  - b. Vaccination/immunization Laws
  - c. Animal Care Laws
  - d. Roaming Laws
  - e. Pooper scooper Laws
  - f. Public Nuisance Laws
  - g. Impound Laws
2. **Discussion-Lake Area:**
  - a. Future maintenance, upkeep. Members are responsible for ensuring that their guests comply with lake rules (no boats in lake, throw away your trash, members should be with their guest).  
**Conclusion:** Lake maintenance planned for spring 2025 or sooner (Bobby Rucci, Mike Doersom, Eric Hull). If you can help, please contact one of the members listed.
  - b. Complaint that non-HOA members are frequently visiting the lake area. Members are responsible for their guests. Non-HOA members should not think they have a right to lake or any other communal areas. It would be a travesty if anything were to happen to a young child or an adult at the lake. **PAGE 2, TURN OVER TO BACK PAGE OF THIS PAGE**



**Conclusion:** Guest should be accompanied by HOA member and children under the age of seventeen (17) should be accompanied by an adult. Kacy Marsh will provide guest passes for each HOA member household. This will assist in identifying who belongs to whom when visiting the lake area.

- c. **Discussion HOA Dues-** We are a small community, and all HOA members are responsible for their share of HOA dues. Members who know they have not paid HOA dues should not be allowed to use open areas (Lake). Mr. Marsh proposed a motion that a rule regarding lakes and communal areas be off limits for HOA members that owe HOA dues. The motion was seconded by Bobby Rucci, motion passed by majority vote.

**Conclusion:** If you know you owe HOA dues you are not allowed to use the lake or have guest use the lake until HOA dues are paid.

3. **Discussion ATV's, Dirt Bikes-** Please remember safety rules regarding operating ATV's, Dirt Bikes (Popping wheelies on public roads, multiple riders on a 1-passenger vehicle, wearing headgear).

**Conclusion:** Please be respectful of your neighbor's private property (no riding in neighbors' yard). ATV's, Dirt Bikes should be driven on the side of the lake close to the road, not behind neighbors' houses.

4. **Discussion Treasurer Report, HOA Dues-** We are a small community, and all members are responsible for their share of helping to maintain the communal areas. Recap- As of Jan 2024 the new annual HOA Dues are now \$500.00 per household to be paid by 31 Jan annually. If not paid by 31 Jan, a monthly \$25.00 fee will be assessed.

- **HOA Dues shall be mailed to: Zachia Manor Homeowners Association (HOA), P.O. Box 814 Bryantown, MD 20617 or placed in the Treasurer's mailbox. Michael Doersom, 5100 Maidenstone Pl. (mailbox location is by the cul-de-sac area).**

5. All information is now located on our new website: [Zachiamanorhoa.com](http://Zachiamanorhoa.com).

Please read enclosures:

- a. Committee Chairs
- b. Guidelines, Laws for Pet Ownership
- c. Maryland vehicle law ATV's, Dirt Bikes, Golf Carts
- d. Zachia Manor HOA website is a work in progress. Any suggestions, recommendations please contact Sharon Doersom, 240.441.4668.

**\*PLEASE NOTE: If you did not receive the 2024 Treasurer's report please contact Mike Doersom.  
REASON: you must be in violation of unpaid HOA dues.**

**We are all responsible for Grounds Maintenance  
Please help to keep Zachia Manor clean.**

**Thank you!**

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**Sharon Doersom**