

Chartwell Community Association, Inc.

P.O. Box 95
Severna Park, Maryland 21146

TO: Resident or Resident's Agent

RE: Community Association Dues Information

This notice is sent pursuant to your request for information on community association dues. Association dues are collected through the Anne Arundel County government (the "County") by virtue of our community having formed a Special Community Benefit District ("SCBD").

The limits of the Chartwell Special Community Benefit District are set forth on the plats of the Chartwell, St. Andrews Hill, Chartwell-on-the Severn, and St. Ives subdivisions, as recorded in the land records of the County in Plat Book No. 31, Pages 43, 44, 45, 46, 47, and 63; Plat Book No. 35, Page 33; Plat Book No. 36, Page 31; Plat Book No. 37, Page 18; Plat Book No. 38, Page 14; Plat Book No. 39, Page 1; Plat Book No. 41, Pages 11 and 40; Plat Book No. 43, Page 25; Plat Book No. 46, Page 32; Plat Book No. 53, Page 23; Plat Book No. 62, Page 3; Plat Book No. 68, Page 9; Plat Book No. 71, Page 38; and Plat Book No. 84, Page 25.

The district is established for the purpose of maintenance and improvement of common areas; maintenance of recreational equipment and facilities; operation of a community security program; and the administrative expenses necessary to carry out these purposes. Additionally, the Chartwell Special Community Benefit District shall be administered by the Chartwell Community Association, Inc., a civic or community association that meets the requirements of [§4-7-101\(d\)](#).

The County collects the annual SCBD assessment along with the real estate tax. The Association does not pursue outstanding dues, relying instead on the enforcement powers of the County to collect all unpaid assessments. Further information on whether a property owner is current on all of its assessments (including the SCBD) can be found by logging on to WWW.AACOUNTY.ORG, choosing the "Pay Bills" link from the center options, choosing the "Pay Property Taxes" link, selecting "Online Payment System" under the View/Pay Online heading, clicking "+ Expand Menu" and selecting "Real Estate" from the options, and initiating an inquiry on the specific property address. The annual assessment is \$60.00 for the 2025 fiscal year starting July 1, 2024. This represents NO CHANGE to the assessment rate from the FY2024 fiscal year assessment (of \$60.00).

Sincerely,

Chartwell Community Association, Inc.