

Home Owners Association Dues Collection Instructions for Settlement
RYAN HOMES

Baltimore West Division
11403 Cronridge Drive, Suite 200, Owings Mills, Maryland 21117

ATTENTION: TITLE COMPANIES

Please use the following list of our communities Homeowners' Association information when preparing settlement paperwork. The communities are listed in alphabetical order for your convenience. If there is no information on the list for the home in question, we have not been notified of the H.O.A. The list is updated with new information as soon as it is received. If you have any questions, please call Dana Horne or Jenn Bancroft, Settlement Coordinators at (410) 654-0501

BOLTON HILL (OB)

Make checks payable to Bolton Hill HOA
4175 Hanover Pike Manchester, MD 21102
Attn: Jen Bubczyk
410-239-8331 x 1001

\$200 collected annually pro-rated January 1st

\$200 capital contribution

Bolton Hill-Private Utility Charge-
\$350.00 per year pro-rated from **March 1st** payable to
Bolton Hill Water & Sewer, LLC, 4175 Hanover Pike
Manchester, MD 21102.

CHERRY TREE (CI)

NO HOA

NO HOA

CODORUS ESTATES (DR)

Makes checks payable to Codorus Estates HOA
C/O TIDEWATER PROPERTIES
3706 Crondall Lane Ste. 105, Owings Mills, MD 21117
Attn: Stanley Greenberg
(443)-548-0191 / fax (443)-548-0196

\$120 Capital Contribution

\$40 per month please collect current month pro-rated plus
one full month

ESPLANADE (fee simple Fairmont housetype) (EH)

Make checks payable to Park Place at Esplanade HOA
C/O WPM, Real Estate Group, LLC
7 Gwynns Mill Court, Suite F
Owings Mills, MD 21117
Attn: Karen Green
443-796-7381

Questions or concerns, please contact:
Patricia Lall
Phone: 443-796-7394
Fax: 443-213-1647
Email: plall@wpmlc.com

PLEASE COLLECT SEPARATE CHECKS FOR THE THREE FEES LISTED BELOW

\$79 per month (please collect current month pro-rated plus
one full month)

\$395 Capital Contribution

Private Utility Charge-
\$500.00 per year pro-rated from **January 1st** payable
to Chesapeake Utility Company, LLC C/O Residential
Realty Group, Inc. 3600 Crondall Lane, Suite 103,
Owings Mills,
MD 21117

FORGEDALE CROSSING (DF/EF)

Make checks payable to Homeowners Association of Forgedale Crossing
C/O Help U Sell Detwiler Realty
655 Forge Road Carlisle, PA 17015
Attn: Steve Jones
(717) 241-6060x105 / fax (717) 241-5550

\$50 Initiation Fee

\$110 paid annually and billed on March 1st of every year.

Collect the prorated annual amount of HOA dues on the HUD
from the buyer. Seller does not pay HOA fees upfront and
will not need to be credited.

HALLIE HILL FARM (HJ)

Make checks payable to Hallie Hill Section 2 HOA
P.O. Box 359
Manchester, MD 21102
Attn: Jim Piet
4175 Hanover Pike Manchester, MD 21102
410-239-8331

\$120 collected annually pro-rated

\$200 capital contribution

\$320 annual Private Utility Charge. Prorated from the date of
settlement to March 1st. Payable to Hallie Hill Section II
Water & Sewer Company, 4175 Hanover Pike, Manchester,
MD 21102