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APPROVED 2026 BUDGET

TO: FALLSTONE HOA HOMEOWNERS

FROM: KAITLYN AMBUSH, CMCA
COMMUNITY MANAGER

DATE: DECEMBER 1, 2025

The Board of Directors met on November 19, 2025 at which time they reviewed the proposed 2026 budget which was previously sent to all homeowners. The budget reflects a 2.5% increase in the HOA fees for next year. The fee for Townhouses will be increased from \$205 to \$210 per home per month the fee for Condominium Units will be increased from \$120 to \$123 per home per month. After careful review and consideration, the Board voted to adopt the budget with no changes and the approved 2026 budget will go into effect on January 1, 2026.

BOARD MEETING DATES IN 2026:

In 2026 the HOA will hold Board meetings on the third Wednesday of every other month (dates listed below). The Board meetings are held jointly with the Condo Board of Directors virtually at 7:00 p.m.

Wednesday, January 21, 2026

Wednesday, March 18, 2026

Wednesday, May 20, 2026

Wednesday, July 15, 2026

Wednesday, September 16, 2026

Wednesday, November 18, 2026 – Annual Meeting

All Board meetings are open to all residents. Residents who wish to participate in the meeting may do so by using the following ZOOM link or call instructions:

Link: <https://abarisrealty.zoom.us/j/9144800786?pwd=EeNIFVtGZyAhfhx13R4iVD0zopo8h2.1>

Dial In: 301-715-8592

Meeting ID: 914 480 0786

Passcode: 151661

Please see the enclosed flyer containing information about the Montgomery County Commission on Common Ownership Communities. This annual notification is required per Montgomery County law.

On behalf of the Board of Directors, I wish you all a very happy and healthy holiday season and I look forward to serving the community in the New Year!

Fallstone HOA

2026 Approved Budget

	2025	2026
Income		
Income		
410800 - HOMEOWNER ASSOC FEES	282,863.00	289,800.00
410820 - HOA FEE FOR CONDOS	24,412.00	25,092.00
Total Income	307,275.00	314,892.00
Other Income		
430200 - INTEREST REVENUE	11,375.00	10,646.00
Total Other Income	11,375.00	10,646.00
Total Income	318,650.00	325,538.00
Expense		
Administrative		
500200 - MANAGEMENT FEE	45,320.00	46,677.00
500400 - LEGAL	7,500.00	7,500.00
500510 - CORPORATE TRANSPARENCY ACT FEE	500.00	-
500600 - AUDIT/TAX RETURNS	4,100.00	4,400.00
501200 - POSTAGE,PRINTING	3,000.00	3,000.00
501900 - COMMUNITY INSPECTIONS	3,960.00	3,960.00
503800 - BANK CHARGES	100.00	100.00
505900 - MONTG.COUNTY ASSMT.	748.00	748.00
507100 - COMMUNITY ACTIVITIES	1,000.00	3,000.00
508300 - WEBSITE	1,000.00	1,000.00
509800 - MISCELLANEOUS	1,109.00	1,775.00
Total Administrative	68,337.00	72,160.00
Utilities		
510200 - ELECTRICITY	3,000.00	3,500.00
Total Utilities	3,000.00	3,500.00
Contracted Serv.		
520200 - TRASH	10,500.00	10,700.00
520400 - GROUNDS/LANDSCAPING	69,629.00	73,100.00
520600 - EXTERMINATING	4,000.00	4,000.00
523200 - SNOW REMOVAL	15,000.00	15,000.00
526000 - SECURITY MONITORING	22,000.00	14,000.00
Total Contracted Serv.	121,129.00	116,800.00
Maintenance & Repairs		
532200 - GUTTER	13,500.00	13,500.00
532400 - LIGHTING MAINTENANCE	500.00	500.00
532600 - GROUNDS/LANDSCAPING	7,500.00	7,500.00
532700 - GROUNDS ENHANCEMENT	7,500.00	7,500.00
532800 - TREE CARE	20,000.00	25,000.00
533110 - DRAINAGE	3,000.00	3,000.00
534200 - GENERAL REPAIRS	5,000.00	5,000.00
Total Maintenance & Repairs	57,000.00	62,000.00
Ins. Taxes, Licenses		
591000 - INSURANCE-MASTER POLICY	7,000.00	7,000.00

Fallstone HOA

2026 Approved Budget

	2025	2026
593000 - TAXES-CORP INC TAXES	3,400.00	3,194.00
594000 - TAXES-REAL ESTATE	4,300.00	4,300.00
Total Ins. Taxes, Licenses	14,700.00	14,494.00
Reserves Allocations		
630200 - OPER/CONTINGENCY RESERVES	-	2,100.00
631100 - REPLACEMENT RESERVE	46,694.00	46,694.00
631800 - RESERVE-PARKING LOT	7,790.00	7,790.00
Total Reserves Allocations	54,484.00	56,584.00
Total Expense	318,650.00	325,538.00



Annual Notice to Residents of COC's



We want you to know about the Montgomery County Commission on Common Ownership Communities

Montgomery County recognizes that a substantial proportion of all its citizens now live in condominium, cooperative, and homeowner associations, generally called "common ownership communities." In order to serve better the special needs of these communities, to act as their advocate, and to maintain and improve the quality of life in these communities, the county created the **Commission on Common Ownership Communities**, operating under the authority of Chapter 10B of the Montgomery County Code.

The commission has 3 basic duties:

Education: The commission provides free information to both members and governing bodies about their rights and duties under Maryland law, as well as advice on how to properly operate the association, and avoid complaints. Among other tools, it offers a "Community Manual and Resource Guide" for boards of directors, and detailed information on such topics as architectural control, assessments, and meetings – all of which can be found on the commission website. It also publishes a newsletter summarizing recent developments affecting common ownership communities. Commissioners will speak to communities and their boards on request and welcome invitations to do so.

Legislation: The commission advocates for common ownership communities concerning proposed laws and regulations at the local and state level.

Dispute resolution: The commission can hear and resolve certain disputes between members of the communities and their governing bodies, and its decisions are legally binding on the parties. Copies and easy-to-read summaries of its decisions are posted on its website and reviewed in its newsletter.

The commission is composed of 15 volunteers who are appointed for three-year terms. Eight members must be residents of common ownership communities and the other seven must be professionals who work with the communities, such as property managers, lawyers, developers, and realtors. Every fall, the county publishes a request for applicants to the commission to replace those whose terms are due to expire.

For more information on the Commission and its services, visit its website at:

www.montgomerycountymd.gov/ccoc

If you have questions or need advice, the CCOC prefers to be contacted by email at:

CCOC@montgomerycountymd.gov

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