

NEWS YOU CAN USE

April 2026

A RECENT SUCCESS

The Homeowners Association recently completed “Tier 1” of tree removal and trimming. Trees on Berrypick, Gulf Stream, High Tide, Morning Glory, and Bushwood have been completed. These were the trees which needed most urgent attention. The HOA will notify the community in advance when we are able to initiate “Tier 2.”

Feel free to email msta@merionstation.org with any comments or concerns!



ANNUAL MEETING UPDATE

The Annual Meeting of Homeowners will be a **hybrid** meeting, held at Kahler Hall (and online via zoom) on **May 13, 2026**, at **7 pm**. Kahler Hall is located at **5440 Old Tucker Row, Columbia, MD 21044**. Email president@msta.org for the Zoom meeting invite.

All homeowners are strongly encouraged to attend.

What will be discussed at the Annual Meeting?

The Board will address the following during the annual meeting:

- HOA Budget, Reserve Fund Balance, Expenditures (Past and Future)
- Tree Update
- Delinquent Dues
- Transition to Management Company
- HOA Violations
- Parking Situation
- HOA Vacancies

Q: Is the HOA moving to a management company?

A. Yes. On March 1, 2026, a “Special Meeting” of the homeowners was held. A majority of the homeowners in attendance voted to transition MSTA from a self-managed HOA to one which utilizes a management company.

Q. What does this mean for me?

A. The management company, which will be chosen by the Board, will assume full responsibility for day-to-day operations of the neighborhood. They will collect dues payments, send out notifications, conduct property inspections, and follow-up on any neighborhood violations. This will allow the HOA more time to make pertinent and relevant decisions concerning the neighborhood, while the company works directly with homeowners.

Q. Where can I find more information?

A. The Board regularly provides up-to-date information and meeting notes on merionstation.org. This should be your first stop for timely information

and answers to your questions! Please let us know if you or a community member you know is not receiving information due to issues accessing email or the internet. We will do our best to facilitate communication with those in need.



PERMISSION NEEDED TO SEND ELECTRONIC MSTA COMMUNICATIONS

Under MD law, homeowners must give Homeowner Associations permission to send communications electronically (meaning email). This is a voluntary opt-in for electronic communications. If you would prefer to receive notices electronically, please email msta@merionstation.org with **your name, physical address, email address, and mobile**. Please put “MSTA Email Opt-in” in the “Subject” line of your email, then state that **you grant the HOA permission to send you electronic notifications**. Thank you for staying connected.



ARE YOU A PET OWNER? IF SO, READ THIS!

Did you know that all dog and cat owners must purchase Howard County annual licenses for their pets? If your pet is not properly tattooed, micro chipped, or e-tagged, your pet must wear the license tag attached to a harness or collar.

Do you know HoCo’s leash law? A domesticated animal (dog or cat) **MUST** be on a leash and under control of a responsible person. This person must be capable of “immediate and effective restraint” when not on the owner’s property. Owners are also responsible for immediately removing pet defecation when off their own property.

The HOA has received a number of complaints regarding indoor/outdoor cats, as they are defecating in people’s yards and flower gardens. Under HoCo’s leash laws, cats are to be kept indoors, or within the fencing of their backyard, or walked on a leash when off property. If you are a cat owner, please be considerate of your neighbors and keep your cats indoors!

Violators of the Animal Control Laws may be issued civil citations with monetary penalties of \$25-\$500. Criminal penalties can include up to three years in prison and a \$5,000 fine, pet impoundment, and/or mandatory appearances before the Animal Matters Hearing Board.

For homeowners who have experienced issues with other people’s pets, the HOA encourages you to speak with your neighbors regarding resolution. But all homeowners are within their rights to report violations to Howard County’s Animal Control. More information, including contact information, can be found at: <https://www.howardcountymd.gov/police/animal-control>.



TRASH AND RECYCLING PICKUP

Howard County provides weekly recycling and trash pickup for residents. Recycling and composting occurs on Wednesday mornings, around 6-8am. Trash pickup occurs on Friday mornings, around 6-8am. Residents should put their recycling and/or trash out the night before (Tuesday and Thursday evenings) for regularly scheduled pickup. Residents are also responsible for collecting their receptacles the following day. The HOA has noticed that residents have been leaving the recycling bins and trash cans out for days following pickup. **This will become a cited violation in the future.**

The County does not provide trash containers. Residents are strongly encouraged to purchase reusable containers made of metal or tough plastic, equipped with handles and watertight, well-fitting lids. Each bag within the trash container must weigh less than 40 pounds, cannot exceed 4' in length, 18" in diameter. **The clean-up of trash or recycling, especially in group areas, is the responsibility of the residents.**

The County will NOT accept a number of items as part of its regular trash collection, including: Car parts, construction debris, electronics, landscape debris, liquids, paint cans, etc. For a list of items that can/cannot be collected, go to: <https://www.howardcountymd.gov/bureau-environmental-services/trash-collection#popular-services>.

All residents have the opportunity to schedule bulk pickup through the County, although a number of your items may be recyclable if taken directly to the Alpha Ridge Landfill. Residents can schedule bulk pickup online at: <https://www.howardcountymd.gov/bureau-environmental-services/bulk-trash-scrap-metal-collection#bulk-trash-collection>. The bulk collection guide is also available online as well.

The County provides weekly curbside yard trim collection services to residences that pay a yearly trash and recycling fee on their property tax bill. To learn about the rules for containing your yard trimmings, ensuring they will be picked up and not left behind, visit: <https://www.howardcountymd.gov/bureau-environmental-services/yard-trim-collection>



BE SURE TO REMAIN CURRENT ON YOUR VEHICLE REGISTRATION!

Under Maryland Law, Transportation Article §13-401, requires that vehicles driven on public roadways have valid, current registration plates and registration stickers. The HOA is providing notice to all homeowners and residents that, in the future, the HOA will issue a Parking and Towing Policy regarding parking rules within the neighborhood. Vehicles without current registration stickers WILL BE TOWED. Warning signs will be posted at various locations throughout the neighborhood

to serve as notice. The tow service must notify the Howard County Police Department of the tow within one hour of leaving the property. If you are a resident who owns a vehicle with an expired registration tag, please take this opportunity to renew your registration today.



INTERESTED IN GETTING MORE INVOLVED?

Consider running for the Homeowners Association Board! (<https://merionstation.org/board-of-directors/>)

Vacancies will be filled at this year's homeowner annual meeting for the following positions:

- President
- Vice-President
- Treasurer
- Member at Large (3)