THE FIELDS

FALL 2025 Newsletter

UNILIMTED PROPERTY MANAGEMENT COMPANY

For inquires please contact Jaime Blumberg at jaimekb@unlimitedpropertymgmt.com, 443-717-4257, or through your owner portal.

If you would like to sign up for portal access visit www.thefieldshoa.net web page, download the Confidential Information Request form and send to info@unlimitedpropertymgmt.com. You will receive an electronic invitation for portal access via email.

To Make a Payment by check or online:

- **By Check**

Make checks payable to: ROB – The Fields Homeowners Association
Mail to: ROB – The Fields Homeowners Association
C/O Unlimited Property Mgmt., Inc.
P.O.Box 2965
Westminster, MD 21158

- **Online Payment**

https://pay.allianceassociationbank.com/Home
Management Company ID – 7076
Association ID – ROB

By Portal:
If you signed up for the Portal, you can pay your yearly invoice through the Portal

ARCHITECTURAL REQUESTS

All exterior changes, alterations, or additions to property within The Fields Homeowner's Association requires written approval from the Architectural Request Committee (ARC). The Architectural Form is available on our website, www.thefieldshoa.net

- The **Town of Hampstead Christmas Tree Lighting** will be held on Thursday, November 21, 2025, starting at 6:15 located at the Main Street Memorial Park.
- The **Annual Holiday Decorating Contest** will be held on Thursday, December 18, 2025. The Board of Directors, will start judging at 7:00 p.m. We will have 2 winners, for the best decorated single-family home and townhouse/duplex. Each winner will receive 2-$50.00 gift cards.
- Last day of **Yard Waste Pick-Up** is Monday, December 15, 2025.
- **The Town of Hampstead Christmas Tree pick-up** will be Monday, January 5, 2026, and Monday, January 12, 2025. Please make sure all ornaments, lights and tinsel have been removed from the tree.

HOA BOARD OF DIRECTORS

Cristi Myers	Janet Jacober	Zach Neal	Dan Baumiller	Matthew Bien
President	Vice President	Treasurer	Secretary	Member At Large

THE FIELDS HOA PROPOSED BUDGET					
			$178 annual	**2025**	**$178 annual**
			2025	**through 08/31/2025**	**2026**
Income					
	639 units				
6010		Annual Assessment Income	113,742.00	113,752.00	113,742.00
Total Income			**$ 113,742.00**	**$ 113,752.00**	**$ 113,742.00**
Other Income					
6340		Interest Income - Cash	-	18.77	-
6345		Interest Income - Reserves	-	-	-
6350		Legal Fee Income		1,141.45	
6370		Late Fee Income		(18.28)	
6380		Collection Interest Income		1,032.61	
6990		Reserve Fund Income	3,729.00		-
Other Income Total			3,729.00	2,174.55	-
Total Income			**$ 117,471.00**	**$ 115,926.55**	**$ 113,742.00**
Utilities					
7140		Common Area Electric	1,000.00	818.82	1,200.00
	Utilities Total		**$ 1,000.00**	**$ 818.82**	**$ 1,200.00**
Contracts					
7200		Management Contract	30,000.00	20,000.00	30,000.00
7220		Trash Removal Contract	325.00	200.38	325.00
7250		Lawn Maintenance Contract	42,500.00	21,252.00	42,500.00
7260		Snow Removal Contract	6,000.00	1,815.00	6,000.00
	Contracts Total		**$ 78,825.00**	**$ 43,267.38**	**$ 78,825.00**
Common Area Repairs & Maintenance					
7300		Common Area Repairs & Maintenance	3,800.00	-	3,800.00
7350		Ground Maintenance	13,600.00	6,000.00	13,600.00
7450		Playground/Rec. Maintenance	2,500.00	2,693.53	2,500.00
7490		Vandalism	900.00	-	900.00
	Common Area Repairs & Maintenance Total		**$ 20,800.00**	**$ 8,693.53**	**$ 20,800.00**
Administrative					
7500		Federal, State & Local Taxes	500.00	218.00	500.00
7550		Audit & Tax Preparation	800.00	675.00	800.00
7680		Insurance Premium	2,400.00	-	2,600.00
7700		Legal Fees - General Matters	3,000.00	-	1,500.00
7705		Legal Fees - Collection Matters	750.00	-	750.00
7830		Office Expenses	1,200.00	116.88	1,200.00
7835		Misc. Office/Bad Debt Write Off	286.00	-	-
7840		Meetings	400.00	-	300.00
7845		Website	450.00	450.00	450.00
7900		Charitable Donation	300.00	-	300.00
	Administrative Total		**$ 10,086.00**	**$ 1,459.88**	**$ 8,400.00**
Reserves					
9010		Reserve Replacement Expenses	3,729.00	-	-
9910		Reserve Contribution	10,000.00	5,000.00	13,500.00
	Reserve Total		**$ 13,729.00**	**$ 5,000.00**	**$ 13,500.00**
Total Expense			**$ 124,440.00**	**$ 59,239.61**	**$ 122,725.00**
Net Income			$ (6,969.00)	$ 56,686.94	$ (8,983.00)
			$ 120,711.00		$ 122,725.00