

Welcome to Gabler's Shore!

Here's some community information to answer the most frequently asked questions. You can reach out to any board member directly or contact the HOA Admin if you have further questions or suggestions. We encourage you to get involved, share ideas, and participate in events & activities. Welcome to the neighborhood!

Board & Committees

The Board of Directors consists of 5 volunteer neighbors who meet regularly. The annual board meeting occurs at the end of the year. Our community also has a volunteer Arc Committee responsible for reviewing architectural requests and a Marina Committee responsible for upkeep of the Marina. Meetings/locations are in the portal calendar. All homeowners are welcome to attend meetings and encouraged to get involved.

Communications

Please make sure your email is on file with the HOA admin. This is the main source used for all communications. If you do not use email, please notify us of your alternate communication preference. If you need to update your email, have questions, or suggestions, please contact any of the board members: gablersshorehoa@gmail.com

HOA Portal

Community related documents, calendar, meeting minutes, policies, Bylaws, CCRs, and account information can be accessed through the HOA portal. If you need help registering, please contact the HOA Admin. www.infohoa.com

Pavilion & Fire Pit

The Marina Pavilion and Fire Pit are community areas, and every resident has right of use at any time, even if others are there. Common areas are shared and will not be reserved for individual use. Time by residents in these areas will not be managed and will never be limited. Every resident is encouraged to enjoy these areas with family and friends, but they are not inclusive during parties. You are always welcome.

A grill is available for resident's use. Please clean and secure it after use, treat it like you own it, because you do! A key is required to turn on the fire pit. Contact HOA Admin if you did not receive one. Please turn off lights and the fire pit after use. The community pays for water, gas, and electric. Help keep all of our dues down! Trash receptacles are not kept at the marina. Please clean up after yourself and your pet.

Trash

Trash & Recycling Service is included in your neighborhood amenities. Bartenfelder picks up every Wednesday morning. Please put your trash out no earlier than the evening before pick-up and retrieve your cans the next day. Cans maintained in the rear or side yards of any lot must be screened from view.

Trash and Recycling Containers must be stored out of street view per the Community Bylaws.

Exterior Modifications

All changes/additions to the exterior of your home should be submitted to the HOA Architectural Review Committee and receive approval prior to work being done. This includes but is not limited to, fences, decks, awnings, major landscaping alterations, light fixtures, siding, patios, windows, paint, roof, etc. Request forms are located in the HOA portal. County permits for permanent structures and zoning approvals for lot coverage are the responsibility of the homeowner.

Our neighborhood is located in the CBCA and subject to additional regulations regarding impervious surfaces. Written approvals/zoning certificates, along with your CBCA approved planting mitigation plan, should be obtained first and included with your Architectural Application.

Chesapeake Bay Critical Area

Our neighborhood is located within the Chesapeake Bay Critical Area and subject to state/county regulations for ANY work done on your property, including some landscaping. "Work" on the property can include, but is not limited to, the addition of stone, gravel, pavers, sand, etc.; the addition of concrete or asphalt; fire pits, decks, sheds, stairways, walkways; trimming or removal of vegetation. ALL additions to lot coverage require planting mitigation and needs to be recorded with the CBCA. It is your responsibility to obtain appropriate permits, zoning certifications, and/or approvals prior to beginning work.

Residents are advised to always contact the County's Critical Area planner (Harford County Department of Planning and Zoning: 410-638-3103) prior to the start of any work on any part of their property. The CBCA Planner will verify what is or is not permitted on a specific property before you apply for an expensive permit, and can calculate what counts toward the limit of lot coverage. CBCA violations can be up to \$10,000 per day PLUS a 4 to 1 planting fee, meaning for every 1 tree that was required for mitigation, the violation requires 4.

Assigned Boat slip

Your lot includes a boat slip for your exclusive use. Slip assignments are recorded with County Land Records and can be referenced within the Portal under Declaration, 1st Amendment, Exhibit D.

Boat/PWC owners must register their vessel with the HOA within 3 days of docking at the marina and carry current liability coverage. Submit a Watercraft Registration form along with proof of insurance to HOA Admin. Forms, along with a Marina Operations Manual that outlines rules and regulations, are located in the portal.

Boat Slip Modifications

Your assigned boat slip is located within the Community's common area and changes/additions require HOA approval and permits prior to work being done. HOA approval is required by the state when applying for applicable permits. Any modifications to your shared finger pier will also require a written neighbor agreement. Modifications include, but are not limited to, adding a boat/PWC lift, hoist, davits, floating platform used as a boat/pwc lift, jetski/pwc float, floating dock, pile, pier, pier extension, platform, covered structure, etc.

All of these items require an MDE License, USACE Permit, and County permit. To follow procedure, you should receive HOA approval, then apply for MDE permits first, who will engage in federal and state agencies, and then submit copies of your MDE approvals when applying for County permits. Only after receiving HOA approval, State License, USACE Permit, and Local permit may an applicant commence work on what has been authorized.

The Gabler's Shore Homeowner's Association requires the following process for Boat Slip modifications:

1. Submit an Architectural Request Form indicating proposed work within boat slip, including details and plans, to the Marina Committee for review and Board approval
2. If the request modifies the shared pier, include a letter of agreement between both pier owners
3. Upon receiving HOA approval, contact MDE to apply for applicable state/federal permits
4. Upon receiving state license and USACE permit, apply for County Permit
5. A copy of the license/permit should be sent to the HOA Administrator
6. Work should not be started until all licenses/permits are received
7. Work must be completed by the owner or a MD Licensed Marine Contractor
8. Submit a watercraft registration form along with proof of insurance within 3 days of docking