

# CASCADE OVERLOOK HOMEOWNERS ASSOCIATION

## NOTICE OF ANNUAL MEETING

**Date:** Tuesday March 24th, 2026

**Time:** 7:00 PM

**Place:** HCLS Elkridge Branch  
6540 Washington Blvd.  
Elkridge, MD 21075  
Hockley Meeting Room

Google Meet joining info

Video call link: <https://meet.google.com/nwr-yrgh-zcg>

Dial: +1 260-376-3019

PIN: 558 841 768#

It is time for the 2026 Cascade Overlook Homeowners Association (HOA) annual meeting. All homeowners are invited to attend. Below is the agenda for the meeting. As always, the meeting slides will be posted to the website following the meeting.

- Recap of 2025 income and expenses
- FY2026 budget - Income and expenses
- Open floor Q&A

Sincerely,

Nishant Parikh  
Paula Reis-Cypress  
Madhu Kantheti

<http://www.cascadeoverlook.com>  
[HOA@cascadeoverlook.com](mailto:HOA@cascadeoverlook.com)



Cascade Overlook  
Homeowners Association

ANNUAL MEETING

March 24, 2026



# MEETING INFORMATION

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Location: HCLS - Elkridge Branch  
7pm-8pm

<https://meet.google.com/nwr-yrgh-zcg>

# MEET YOUR BOARD

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Nishant Parikh

Paula Reis-Cypress

Madhu Kantheti

# Agenda

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- Friendly Reminders
  - 2025 Income and Expenses
  - 2026 Budget
  - Open Floor

# Friendly Reminders

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- For safety reasons we kindly ask that if you have to park on the street, that you move as close to the curb as possible and avoid parking directly across from another car, especially on curved sections of the road. Do not block mailboxes or/and driveways. Park in your driveway whenever possible.
- Please pick up after your pet. This applies to anywhere from the community entrance and any location within.
- Please be mindful of the speed limit at all times. The Speed Limit is **25 MPH**.
- ARC applications are required for any exterior changes to the home. This includes (but is not limited to) solar panels, storm doors, landscaping changes, paint, etc. ARC Guidelines and form is available online.

# Helpful Information

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- Website: <https://www.cascadeoverlook.com>
- To submit an architectural change, use: [ARC@cascadeoverlook.com](mailto:ARC@cascadeoverlook.com)
- To request a resale package, use: [HOA@cascadeoverlook.com](mailto:HOA@cascadeoverlook.com)

# 2025 Income and Expenses

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- 98% of dues collected - \$40,525 (out of \$41,475)
  - 2 Homes outstanding and in the collections process
- Total Expenses – \$35,419.96
- Operating Budget Balance - \$40,366.38\*

\* As of 12/31/25

# 2025 Income and Expenses

## Income Statement Summary Report Cascade Overlook HOA

December 01, 2025 thru December 31, 2025

	Current Period			Year to Date (12 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Total Assessment Income	0.00	0.00	0.00	41,475.00	41,475.00	0.00	41,475.00	0.00
Total Other Income	0.00	0.00	0.00	91.90	0.00	91.90	0.00	(91.90)
<b>Total Cascade Overlook HOA Income</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>41,566.90</b>	<b>41,475.00</b>	<b>91.90</b>	<b>41,475.00</b>	<b>(91.90)</b>
Total Administrative	1,051.83	962.00	89.83	2,990.43	2,000.00	990.43	2,000.00	(990.43)
Total Insurance	231.50	192.00	39.50	2,276.68	2,300.00	(23.32)	2,300.00	23.32
Total Utilities	20.71	18.00	2.71	208.68	215.00	(6.32)	215.00	6.32
Total Landscaping	1,718.25	1,718.00	0.25	20,619.00	25,619.00	(5,000.00)	25,619.00	5,000.00
Total Contracted Services	0.00	0.00	0.00	4,616.00	5,000.00	(384.00)	5,000.00	384.00
Total Professional Services	406.00	528.00	(122.00)	4,709.17	6,341.00	(1,631.83)	6,341.00	1,631.83
<b>Total Cascade Overlook HOA Expense</b>	<b>3,428.29</b>	<b>3,418.00</b>	<b>10.29</b>	<b>35,419.96</b>	<b>41,475.00</b>	<b>(6,055.04)</b>	<b>41,475.00</b>	<b>6,055.04</b>
<b>Total Cascade Overlook HOA Income / (Loss)</b>	<b>(3,428.29)</b>	<b>(3,418.00)</b>	<b>(10.29)</b>	<b>6,146.94</b>	<b>0.00</b>	<b>6,146.94</b>	<b>0.00</b>	<b>(6,146.94)</b>
<b>Total Association Net Income / (Loss)</b>	<b>(3,428.29)</b>	<b>(3,418.00)</b>	<b>(10.29)</b>	<b>6,146.94</b>	<b>0.00</b>	<b>6,146.94</b>	<b>0.00</b>	<b>(6,146.94)</b>

# 2026 Budget Overview

Category	2026 Annual Budget		Description
Total Assessment Income	\$41,475.00	↔	Annual Dues
Total Administrative	\$2,500.00	↑	Management Company Expenses
Total Insurance	\$2,300.00	↔	HOA Insurance
Total Utilities	\$215.00	↔	Sign Lighting
Total Landscaping (Contracted)	\$21,237.57	↑	Level Green Contract
Total Contracted Services (Snow Removal)	\$5,000.00	↔	Snow Removal Reserve
Total Contracted Services (Pond Repair)	\$5,000.00	↔	Pond Repair Reserve
Total Professional Services	\$4,968.00	↑	Management Company Contract
Total Legal Budget	\$254.43	↓	Legal Fees
Total HOA Expenses	\$41,475.00	↔	

Annual Dues: \$525 (No change from 2025)



THANKS!

SEE YOU NEXT YEAR!