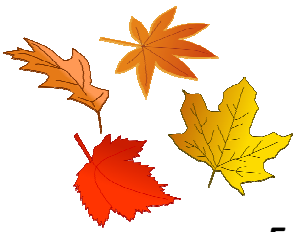


FALL 2020



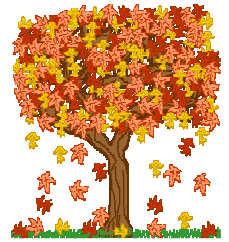
Barnstormer/Newsletter

2920 Strathaven Lane * Abingdon * MD * 21009

Office: (410) 515-3958 or Fax (410) 515-3962

Email: boxhillbarn@verizon.net or Website: boxhillnorth.org

Facebook : Box Hill North Community



Office Hours Starting

Monday, October 5th

Monday: 12:00p.m. ~ 5:00p.m.

Tuesday ~ Friday: 9:00 a.m. ~ 2:00p.m.



NEW RESIDENTS **WELCOME!**

During the past several months we have had many homes sell and new residents move in. Box Hill welcomes ALL new residents to the Box Hill Community.

Board of Directors

Curt Huddler ~ President

Tom Trafton ~ Vice President

Robyn Kalwa ~ Treasurer

Anne Lyle ~ Secretary

Halloween Trick or Treat for 2020

Trick or Treat in Box Hill is normally on October 31st and from 6 ~ 8 p.m. with porch lights on if you are giving out treats. This year, it is up to each family to decide if they want to participate or not due to COVID-19

**TRICK
OR
TREAT**



Leisure Center Rentals

The Leisure Center will remain closed for the remainder of 2020 due to the threat of COVID-19 and necessary sanitation protocols that the Health Dept. would mandate us to follow. We will revisit the policy by the end of the year to see if normal bookings can resume.

Design Review Board Applications

DRB Applications need to be submitted to the office before any exterior improvements or changes are made to your house and yard. Applications are being reviewed by the Board, usually weekly. Any questions, please call the office. DRB Forms can be found on our website at www.boxhillnorth.org.

Inside

- Sept. 2020 Board of Director Notes
- 2021 Proposed General Budget
- 2021 Proposed Townhouse Budget
- August Financials
- Now Hiring ~ Janitorial



Late Fee



Starting with the October Assessments, a \$15.00 late fee will be charged to your assessments on November 15, 2020. If anyone is having financial issues due to COVID-19, PLEASE let the office know and we will work with you concerning dues.

September, 2020 Board of Director Notes:

Due to this year's COVID 19 Pandemic, we have not been scheduling regular Board of Director meetings in the Leisure Center of the barn. It is not safe to have open public meetings at this time. However, we have been meeting behind closed doors at the barn weekly (observing social distancing protocols/wearing masks) in order to take care of necessary association business such as the following:

- Dealing with necessary day-to-day calls, correspondence, emails, and concerns
- Reviewing and handling of design review applications and taking action on concerns/complaints
- Reviewing and managing association dues, checkbook, financials, and reserve funds contributions and withdrawals
- Reviewing budgets and staying within necessary financial parameters when at all possible.
- Speaking and working with the association's attorney, bookkeeper and CPA on a regular basis
- Finding and selecting contractors, approving contracts, and working with contractors
- Working with Harford County government on various issues and concerns that come up
- Managing and maintaining the general common areas (barn, pool, playground complex, common ground lighting, pond, and recreational areas) as well as the townhouse common ground areas & their municipal concerns (lighting, trash, lawn, snow, parking areas, storm drains)

Completed and Ongoing Association Projects, Issues, Events, and News:

- A new pond fountain (aerator) was installed as promised to replace the old fountain which failed.
- New playground mulch and recreational sand was added to volleyball/horseshoe pit areas.
- New LED replacement lighting on the entrance sign, outside of the barn & pool areas was completed. This should help reduce the electric bill in the coming year.
- The pool has been covered and winterized for the season. A partial refund is being mailed to the pool members because of days lost due to unexpected mechanical and pool issues. We hope for a better 2021 season. Thank you for your patronage.
- Rewiring of the inside of the barn is ongoing and almost complete. (county mandated code change). A master electrician is doing the work. The county will inspect upon completion.
- A licensed and insured tree contractor has been hired to prune and remove some diseased trees in and around areas of the general and townhouse common grounds. The work will occur this fall.
- The Mitchell Drive storm water management dry pond area has been flagged for work by Harford County (county mandated). We are reviewing just who the beneficial users are with the association's attorney before work will be done and association funds spent.
- Our wonderful and dedicated longtime cleaning lady/facility caretaker, **Theresa Conway**, has decided to retire at the end of 2020. The board would like to say a big **"thank you and job well done"** to her for helping to keep the barn sparkling clean for many years. She will be hard to replace and will be greatly missed.
- The board would also like to **thank** our great handyman and building/grounds caretaker, **Richard Conklin**, for his tireless and continual support in helping to keep the barn building and associated grounds in great shape, trash free, and well-kept for our residents to use and enjoy.
- Due to the **ongoing COVID 19 Pandemic, the barn will remain closed through the end of 2020 and will not be rented out.** We will advise the community when it can be rented out again.
- **Dumpster Day will still happen this year up in the barn parking lot. This is a free event!** The date will be **Saturday, October 17, 2020.** You must present an I.D. proving you live in Box Hill North to be able to dump. **Masks must be worn! Social distancing will be observed for everyone's safety.** Please read over the separate notice in this Barnstormer newsletter for further details. **Volunteers are needed! Please call the barn at 410-515-3958 to sign up to help out.**
- Townhouse trash service for 2021 is going up slightly per their current multi-year contract (tipping fees increase). Due to the current COVID 19 Pandemic and some people's financial hardships, **the board has decided not to pass along this increase to residents.** We will adjust the budgeted townhouse reserve contribution amount in order to pay for the increase in trash.
- **2021 HOA Dues --** This is a difficult year for many of our residents. **There will be no HOA dues increase for 2021 in either the General Fund or the Townhouse Municipal Fund. Dues will remain the same as this year.** If you are currently having financial issues and are experiencing difficulty in paying your HOA dues, please contact the office manager at 410-515-3958. We will do our best to work with you.

Please feel free to reach us by email at boxhillbarn@verizon.net or by leaving a message with our office manager, Joann, at 410-515-3958. We will respond in a timely manner. Don't forget to check our official Box Hill North Community Facebook page for special messages and announcements. Our official website is www.boxhillnorth.org Please stay well and safe during this tough time.

The Box Hill Board of Directors

2021 PROPOSED GENERAL BUDGET

<u>BUDGET ITEM</u>	<u>2021 ANNUAL BUDGET</u>
<u>INCOME</u>	
2021 GENERAL ASSESSMENTS (858 @ \$60.00)	\$ 205,920.00
COURT SETTLEMENTS	
INTEREST	
FINANCE CHARGES/LATE FEES	\$ 1,500.00
INTEREST INCOME/CHECKING ACCT.	\$ 25.00
INTEREST INCOME/RESERVES	\$ 600.00
LEISURE CENTER RENTAL FEES	\$ 7,605.00
BARNSTORMER ADS	\$ 100.00
MISCELLANEOUS	\$ 500.00
SOCIAL ~ ADULT CHILDRENS	\$ 50.00
LEGAL FEE REIMBURSED (BILLED)	\$ _____
TOTAL INCOME	\$ 216,300.00
<u>EXPENSE</u>	
BAD DEBT	\$ 4,000.00
BANK CHARGES	\$
CONTRIBUTIONS	\$ 250.00
BUSINESS INSURANCE	\$ 15,300.00
ELECTION EXPENSES	\$ 700.00
MISCELLANEOUS OTHER	\$ 600.00
POOL SUPPORT	\$ 2,000.00
POSTAGE	
ADMINISTRATION	\$ 3,000.00
BARNSTORMER	\$ 1,700.00
PRINTING	
ADMINISTRATION	\$ 2,000.00
BARNSTORMER	\$ 3,000.00
PROFESSIONAL FEES	
AUDIT/TAXES	\$ 9,700.00
LEGAL GENERAL/DRB	\$ 3,000.00
MANAGEMENT	\$ 3,750.00
PAYROLL PROCESSING	\$ 1,500.00
REPAIRS/MAINTENANCE	
HVAC MAINTENANCE CONTRACT COST	\$ 300.00
COMPLIANCE REPAIRS	\$
MISCELLANEOUS EQUIPMENT	\$ 500.00
BUILDING/JANITORIAL	\$ 1,500.00
BUILDING/STRUCTURE	\$ 3,500.00
GROUNDS	\$ 7,120.00
RECREATIONAL AREAS	\$ 3,500.00
LAWNS	\$ 15,000.00
OFFICE EQUIPMENT	\$ 1,000.00

2021 PROPOSED GENERAL BUDGET

~CONTINUED~

COMPUTER WORK	\$ 800.00
SNOW REMOVAL	\$ 5,000.00
TRASH REMOVAL	\$ 7,500.00
SOCIAL	\$ 500.00
SUPPLIES OFFICE	\$ 3,000.00
TAXES	
FEDERAL INCOME TAXES	\$ 500.00
FEDERAL PAYROLL TAXES	\$ 3,150.00
FEDERAL UNEMPLOYMENT TAXES	\$ 65.00
PROPERTY TAXES	\$ 100.00
STATE INCOME TAXES	\$
STATE UNEMPLOYMENT TAXES	\$ 40.00
UTILITIES	
ELECTRICITY	\$ 4,100.00
BARN PARKING LIGHTS	\$ 10,900.00
HEATING OIL	\$ 4,500.00
TELEPHONE	\$ 3,200.00
WATER	\$ 2,500.00
WAGES/HEALTH INSURANCE	<u>\$ 41,000.00</u>
TOTAL EXPENSES	<u>\$169,775.00</u>
GENERAL RESERVES	<u>\$ 46,525.00</u>
TOTAL EXPENSES/RESERVES	\$216,300.00

NO DUES INCREASE FOR 2021!

2021 PROPOSED TOWNHOUSE BUDGET

<u>BUDGET ITEM</u>	<u>2021 ANNUAL BUDGET</u>
<u>INCOME</u>	
2021 TOWNHOUSE ASSESSMENTS (210 @ \$159.00/QUARTER)	\$ 133,560.00
COURT SETTLEMENTS	\$
INTEREST INCOME	
FINANCE CHARGES/LATE FEE	\$ 500.00
INTEREST INCOME/RESERVES	\$ 200.00
MISCELLANEOUS INCOME	\$ 100.00
LEGAL FEE REIMBURSED(BILLED)	\$ _____
TOTAL INCOME	\$ 134,360.00
<u>EXPENSE</u>	
BAD DEBT	\$ 5,000.00
MISCELLANEOUS EXPENSES	\$ 100.00
POSTAGE	\$ 150.00
REPAIR/MAINTENANCE	
GROUNDS	\$ 6,000.00
LAWN	\$ 19,500.00
SNOW REMOVAL	\$ 15,000.00
TRASH REMOVAL	\$ 45,990.00
UTILITITES ~ PARKING LIGHTS	\$ 7,000.00
TOTAL EXPENSES	\$ 98,800.00
TOWNHOUSE RESERVES	\$ 35,560.00
TOTAL EXPENSES/RESERVES	\$ 134,360.00

NO DUES INCREASE FOR 2021!

**** All Townhouse courts are considered private streets and are NOT maintained in any way by Harford County. Your Box Hill HOA dues pay for infrastructure (storm drains, asphalt paving & concrete sidewalks) and the other services mentioned above. We are trying to save as much money as possible to address each townhouse courts future asphalt repaving needs.****

August 2020 Financials

As of 08/31/20, the amount of cash in the combined checkbook at Harford Bank is \$116,505.66. We have one more quarter left of income due in for 2020. 4th Quarter Invoices will be going out shortly.

Residents Behind as of August 31, 2020:

Townhouses (61 homes) \$28,444.13

Single Family (105 homes) \$24,124.85

Single Family -- 20 accounts are at the attorney in the amount of \$13,000.00 (dues, legal, court costs)

Townhouses----14 accounts are at the attorney in the amount of \$18,000.00 (dues, legal, court costs)

Half of the Reserves from the checkbook for 2020 have already been deposited into the Townhouse Reserve Fund at B B & T Bank in the amount of: \$17,780.000. After this deposit was made as of September 16, 2020: Reserve Funds for Townhouse Total \$395,606.85.

Half of the Reserves from the checkbook for 2020 have already been deposited into the General Reserve Fund also at B B & T Bank in the amount of: \$23,262.50. After this deposit was made as of September 16, 2020: Reserve Funds for General Total \$423,780.47.

HIRING A JANITORIAL CLEANING PERSON



Now Hiring

JOB DESCRIPTION:

- ❖ Maintain mens and ladies room bathrooms on a weekly basis.
- ❖ Maintain kitchen cleaning on a weekly basis.
- ❖ Sweep and Mop all Floors in the Barn building.
- ❖ Dust and vacuum Box Hill Office.
- ❖ Take inventory of all janitorial supplies and order through the Box Hill office.
- ❖ Check after each rental on the weekends. Additional cleaning may be required or supplies may need to be replenished.
- ❖ You must have a flexible schedule.
- ❖ Clean bathhouse for startup pool season.

- ❖ Starting date will be January 1, 2021.

- ❖ Call (410) 515-3958 or email the Box Hill Office at www.boxhillbarn@verizon.net for an employment application.

September 14, 2020

Subject: Unauthorized Parking Within Townhouse Courts

Dear Townhouse Residents:

It has come to our attention that a number of your vehicles and your guest's vehicles are continually parking in non-designated parking areas such as the center island areas, mailbox areas, and around the entrances/exits to your individual courts. This is causing a problem for some of your neighbors who are having trouble getting in and out of their spaces. Parking spaces are painted with white lines. There is absolutely "No Parking" allowed around the mailboxes, center island areas, and around the entrance and exit curb areas.

Please understand that there are a number of residents who work various shift work throughout the day and night. Additionally, we also have residents who are police officers, firemen, ambulance personnel, and who serve in the military. Some of our residents are being blocked in their designated parking spaces and cannot leave to go to work or access their own parking spots when coming home from their jobs. First responders have notified the association that in case of emergency, they will have great difficulty entering, exiting and getting around our center island areas because people are using these areas as extra parking spots. The postal service, trash/recycling company, and snow removal company have also notified us that they are encountering problems getting in, out and around the courts because of people parking where they should not be. In the interest of fairness and safety, this cannot continue.

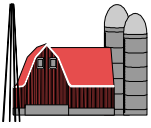
The association owns the blacktop roadway areas and thus the parking spots within the townhouse courts. Residents are allotted two spots per household. Some courts do have a few "visitor" spots for resident's guests to park in. If you have more than two vehicles per household, you must park your extra vehicles out on the county roadways. Additionally, please explain to your visiting guests that if your two parking spots are full and there is no other open "visitor" marked spots to park in, they must find a parking spot out of the court on the county roadway. No exceptions!

Unfortunately, if this parking situation continues, the association will have no choice but to move forward. We may have to go back to using a towing company to keep the court roadways and entrances and exits to the courts clear and open to traffic flow. Residents whose vehicles are towed are normally responsible for the towing and impound fees which can quickly run into hundreds of dollars. Let's be proactive and avoid this unnecessary and unpleasant situation from occurring.

Once again, please abide by the association's two designated parking spots per house rule. Park your additional vehicles out on the county roadway. Please notify your visitors that they can park in any open marked "visitor" spot. If there are none available, they must park out on the county roadway. Your anticipated cooperation would be greatly appreciated. By following these guidelines, we can avoid unpleasant situations like neighbor against neighbor disputes over parking. Most importantly, we need to keep the courts open in case of emergencies (police, fire, ambulance), for mail delivery, trash/recycling pickup, and snow removal vehicles. Thank you!

Sincerely,

The Board of Directors



The Barnstormer

BOX HILL NORTH COMMUNITY NEWSLETTER
2920 STRATHAVEN LANE
ABINGDON, MD 21009

RETURN SERVICE REQUESTED

PRESORTED STANDARD

U. S. POSTAGE

PAID

BEL AIR, MD 21014

PERMIT 1009



Box Hill North Fall Dumpster Day

Saturday, October 17, 2020

8:00 a.m. ~ 11:00 a.m.

Box Hill Parking Lot

- **No dumping of any trash before 8:00 a.m. No car/truck tires, propane tanks, hazardous materials, chemicals, equipment with gas/oil. Wet paint in cans will not be accepted. Yard waste will be accepted. Limbs must be cut into manageable sizes. HOA dues must be current with no outstanding violations. A valid driver's license ID with your picture will be checked before you are allowed to dump. You must be a Box Hill North resident. Please enter via Maidstone Lane and exit the barn parking lot via Strathaven Lane turning right.**

****Masks must be worn or you will be turned away.****

****Call the Box Hill Office at (410) 515-3958 if you can volunteer to help out.****

VOLUNTEER