

SUMMER 2021



Barnstormer/Newsletter

2920 Strathaven Lane * Abingdon * MD * 21009

Office: (410) 515-3958 or Fax (410) 515-3962 or Pool: (410) 569-8529

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

Facebook : Box Hill North Community



Box Hill Office Hours

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

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



Board of Directors

Curt Huddler ~ President

Tom Trafton ~ Vice President

Robyn Kalwa ~ Treasurer

Anne Lyle ~ Secretary

John Kleinberg ~ Director

Chad Weaver ~ Director

NEW RESIDENTS

Box Hill welcomes ALL new residents to the Box Hill Community. Please call the Box Hill Office should you have any questions regarding the HOA. All outdoor projects require the approval of the Design Review Board before making any changes.

WELCOME!

Committee Chairpersons

Building/Grounds ~ Richard Conklin

Design Review Board ~ Open

Townhouse ~ Daryl Blow

Inside

- May 20th, 2021 Board of Director Minutes
- Community Information



Upcoming Meetings

Board of Directors ~ Sept. 16th
@ 7:30 p.m. in the barn.

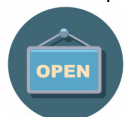
POOL HOURS

Monday ~ Friday: 12:00 p.m. ~ 8:00 p.m.

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

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

Labor Day: 11:00 a.m. ~ 6:00 p.m.



Leisure Center Rentals



The Leisure Center can now be rented out for your events. We have opened up the Leisure Center at full capacity (73 people). The price of rental is \$175.00 plus \$100.00 Security Deposit. Call the Box Hill Office for availability of dates.

Box Hill North Community Dumpster Day

Tentative Date: Saturday, October 23, 2021

Where: Box Hill Parking Lot

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

Details will follow.

Upcoming Food Trucks



Thursday, July 22nd ~ Love.Crust.Pizza

Saturday, July 31st ~ Buck n Grill

Sunday, August 8th ~ Dave's Smoke & Tacos

Wednesday, August 18th ~ Bushmill Tavern

Thursday, September 2nd ~ Buck n Grill



BOX HILL COMMUNITY SERVICES ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
MAY 20, 2021

Directors Present:

Curt Huddler ~ President
Tom Trafton ~ Vice President
Robyn Kalwa ~ Treasurer
Anne Lyle ~ Corporate Secretary
John Kleinberg ~ Director
Chad Weaver ~ Director

Members in Attendance: 15

I. Curt called the meeting to order at 7:35 p.m. in the Leisure Center of the barn. All board members introduced themselves to the members in attendance.

II. Approval of Minutes: ~ No Minutes to approve since there has not been an open public meeting due to COVID 19 protocols. The board has been meeting on a regular basis in the office to handle community matters, correspondence, handle financial, contractor, and legal matters.

III. Treasurer's Report as of April 30, 2021:

Checking Account Balance: General ~ \$55,553.06, Townhouse ~ \$52,782.99.
Money Market Balance: General ~ \$429,952.87, Townhouse ~ \$421,751.97
Operating Income: General ~ \$42,244.91, Townhouse ~ \$24,299.72, Pool ~ \$15,363.00
Operating Expenses: General ~ \$6,099.57, Townhouse ~ \$4,547.28, Pool ~ \$14,959.54
Accounts at Attorney: (25 accounts) \$25,237.12
Past Due: Single Family (150 homes) \$24,002.95, Townhouse (89 homes) \$38,994.63

Open Discussion During Treasurer's Report:

Robyn gave a brief synopsis of the treasurer's report. A resident had a question regarding the amount of postage concerning the Barnstormer newsletter. Robyn replied that all residents have the option to opt out of mailing and to read the Barnstormer on the Box Hill North website if they elect to do so. Anne replied that the Barnstormer is a legal means of communication via our covenants, so it must be mailed out unless a resident elects to view it online. The conversation then turned to the subject of the cost of paperback HOA books vs. a PDF online version. Some residents would like to see a free PDF option. Further discussion ensued regarding cost issues. Tom chimed in that our books are just \$50.00 compared to the price of what other local management companies charge which is around \$250.00 for a book. The rest of the board added that they would be looking at possibly updating things. Tom added, that in his opinion, the office should have all resident's updated emails on file in the office for communication purposes. Anne made a motion to approve the treasurer's report. Chad seconded the motion. The motion passes.

IV. Committee Reports:

Design Review Board: Presently, the Board of Directors are reviewing and signing off on all applications.

Ten design review board applications were received in April 2021. The following were approved: extend rear deck, swing set, shed, gutters, fence, retaining wall, siding/shutters, and front door. One application was disapproved for a privacy screen.

The board is asking all residents to please comply with the design review board process based on the community's HOA covenants and bylaws. **REMINDER:** design review board applications are required for most outside home changes (siding, shutters, color changes, doors, additions, decks, patios, fences, sheds, and yard &

hardscaping projects). Design review applications can be found on our website at www.boxhillnorth.org. You may drop your application off in the drop box located by the barn's double doors. Applications are usually reviewed every week. Residents who do not follow the process may be subject to fines and/or legal action. Board approval must be received **before** the work commences. Thank you for your cooperation.

V. Old Business: None

VI. New Business:

General Resolution No. 154 (2021 Pool Budget): Curt read the resolution. Anne moved to approve. Tom seconded the motion. The motion passes with voice assent from all board members.

Pool - Open Discussion: Curt informed the members that memberships are still coming in and things are going well. Since we are now using American Pool to run, staff and maintain the pool this year, there will be no pool parties. The reason for this is the excessive cost charged for guards and pool operators after normal pool hours by American Pool. Curt added that in addition to increased memberships this year, we are expecting additional revenue from guests and concession sales. Anne added that we have added pool member sponsored outsider memberships hoping to cover the additional pool expenses this year. These additional memberships have helped bring in much needed revenue to-date. A resident has some questions regarding the pool budget, membership costs, and the pool hours. He would like to see extended hours into the evening after dark. Tom added that since we hired a pool company this year, we had to raise the pool membership fees/guest fees to help with costs. He added that he feels that the pool is an added asset to our community. Curt added that there is not a demand for extended pool hours right now, and it would be wasteful and expensive to do so. A possible evening event such as a "swim under the stars" night may be a possibility this year. It has been done in the past for a nominal fee from residents to cover staffing/manager salaries. The board will discuss further.

American Pool LLC - General Resolution No. 2021 -01:

Curt read the resolution. American Pool has been awarded the contract to maintain the pool (open/close/maintain/manager/lifeguards/supply chemicals/service visits, etc.). The contract amount of \$67,800.00 will be paid from the Pool Operating Budget. Robyn moved to approve. Anne seconded the motion. The motion passes with voice assent by all board members.

Townhouse Trash: Curt relayed that the Board is researching obtaining a new trash hauler (Bartenfelder) since we are having some issues currently with GFL. However, there are some concerns with Bartenfelder such as they are currently requiring the trash to be placed at the end of the courts and will not drive through the courts with their trucks. They do not want to assume the liability of possibly coming into contact with vehicles due to the size of the courts in relation to the size of their trucks. Also of concern for the larger townhouse courts is that it would be a major request to have those residents haul their trash to the end of their courts especially in the winter months. There is also the issue of looking at an eyesore mound of trash placed by some of the homes at the end of the courts. It is felt that this would not be a good look for our community. We did follow up with our attorney about how to go forward since we are currently in a multi-year trash contract. Our attorney reviewed our contract and gave his input concerning what is breach of contract, etc. Since the contract does not state which days trash will be picked up, they are currently not in breach of contract. On days that we did not have trash picked up, GFL did issue a refund. Trash must be picked up twice a week per our contract. If problems persist, our attorney has advised us that we can move forward to put them on notice. We will keep an eye on the situation.

Credit Cards: Curt relayed that the Board is looking into two different companies concerning the use of credit cards for payment of HOA assessments and possibly parties and pool membership fees. There are various associated costs (fees) that go along with this option. Since we are a not-for-profit organization, those fees would have to be passed along to residents who would want to use a credit card option. We are looking at all options. Many residents have inquired about using a credit card. Of note, most banks will generate a check from your personal account, if you elect to do so, at no increased cost to you and mail it directly to the HOA. Residents can also elect to continue paying their HOA fees via personal check or cash. Tom added that he believes if residents

have the option of paying via credit card, there would be less past due accounts. We will keep the community posted.

General Open Discussion from Members in Attendance:

Violation Notices & Design Review Process: A resident had a concern regarding his portable basketball hoop and receiving violations and fines for not moving it back at night. He feels that he is being picked on and mentioned other portable basketball hoops that are in our neighborhood. Anne responded that a complaint came into the office in past years and the board responded to it in keeping with the bylaws currently in place. Other violations were also sent out to other residents regarding this issue, and the specific bylaw from the 1990's was reprinted in the Barnstormer newsletter about a year ago. Harford County also has an issue with portable basketball hoops out near or in the street. Anne pointed out that residents may have portable basketball hoops, but they must be pulled back near the house away from the sidewalk and street areas when not in use. The resident mentioned that this is not realistic due to the weight of the basketball hoops and felt he was being singled out. An inappropriate comment was then directed at the board members which also offended other residents in attendance this evening. Curt and other board members responded that the comment was untrue, and the resident was out of line. Curt went on to detail the design review board violation process. Every time the office gets a violation, the board looks at the issue in a non-personal way. We do not pick on individuals but only respond to violations concerning what is in the bylaws of our community. The board must keep the resident complaining about an issue confidential per the HOA bylaws. In many cases, the board does not personally know the person who is in violation. Another resident in attendance tonight also spoke up and added that continual noise from kids playing basketball can be quite annoying day after day and hour upon hour. He has witnessed kids from other areas even outside of our neighborhood also using hoops left out in townhouse courts and on the roadways near single family homes. All residents need to be taken into consideration.

Another resident spoke up who was the design review chairperson in past years. She added that when she was on the design review board, all complaints that were submitted had no names of the person who sent in the complaint or the name of the person in violation, only the information on the address and violation. Once a month, she would drive around to check the violations, and this was repeated every 30 days or sooner if possible. Anne added that all board members elected to the board need to follow the HOA bylaws and enforce the rules as we agreed we would do on our application to run for the board of directors. Tom commented that he would like the board to review and possibly update certain bylaws. Further discussion ensued.

The resident who was complaining about the basketball violation also seemed to verbalize that he felt that the bylaws could simply and quickly be changed by a group of people elected to the board with the will to do so. Anne responded that it is not the case. The bylaws must be followed, and the procedures must be followed and put out to the community regarding any change or addition to the bylaws. A certain number of homeowners in good standing would have to vote to change a bylaw. It takes time, and per our attorney, proper procedures must be followed. Board members must uphold the bylaws in place even if they do not necessarily agree with them. A recent example of this procedure is the amended "fence checklist" that added a four-foot solid fence option. Based on resident feedback, the board established a new fence checklist which had to be put out to the community in the Barnstormer newsletter over a period of months for comment before there was a change to the bylaw. Our attorney was included in the process before the change was finalized in the bylaw. Bylaws cannot simply be changed overnight even by board members.

Curt responded that there are a lot of considerations to look at when changing a bylaw such as the basketball hoop resolution. Some considerations would be basketball hoops along main streets compared to courts and so on. Many courts have no areas for basketball hoops and places for vehicles to park. He added that because of the enforcement of the bylaws in our neighborhood, our community looks as good as it does after forty years' time.

A resident who resides on Salford asked if you have 30 days to correct a violation before any action is taken. Anne responded that the violation process does not start over each time or each year for the same type of violation. There are time periods in between each step of the violation process that an issue can be resolved before it goes to the next step in the process. The process will simply pick up again from where the violation

process previously left off if the same violation occurs again. Joann in our office can explain the precise design review violation process concerning time periods and notifications sent out including violation notices, board letters, fine letters, and possible legal action.

School Redistricting: A resident updated the community on the possible school redistricting of Box Hill North at this point in time. A new map has been sent out with Box Hill North staying at Williams S. James Elementary School & Patterson Mill Middle High School. To build a new school, the funding comes from the state. The state will not approve the funding until Harford County goes through the necessary process. The boundary process is part of this. Once this is done, funding could come through. The board thanked this resident for keeping the community involved and informed.

Food Trucks: Curt mentioned that we invited some food trucks into the community this summer. So far, Jimmy's Seafood has come up to the barn circle and was a great success. Cowboy Eats food truck will be coming here in June along with Love Crust Pizza and Bush Mill Tavern/Triple J coming during July and August. We will try to reach out to others, but they are hard to book as they are booked way out during the upcoming months. Community feedback has been positive.

Curt made a motion to adjourn the meeting. Robyn seconded the motion. The motion was passed by voice assent with no objections and adjourned at 8:55 pm.

These were the minutes as recorded & written.
Submitted By: J. Donato & Anne Lyle

Approved:
Approving Signature:
Attest:
Attesting Signature:

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.

REMINDER:

**Per Resolution 2020.10.n1
A \$250.00 fine can be imposed
should an application not be
submitted for approval.**

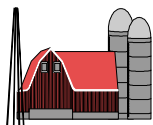
PIANO LESSONS

Hello, my name is Heather Whelan. I am your neighbor residing at 50 Huxley Circle. I just wanted to inform you that I give piano lessons to all age groups. I advocate piano playing because it is a stimulating activity for the brain and thereby profitable for brain development for kids and for adults. If you are interested in taking piano lessons please contact me at 410-935-1305.

Sincerely,
Heather Whelan

410-935-1305





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



2021 GRADUATES

Congratulations on your achievements,
and best wishes for all your tomorrows.

CONGRATULATIONS
-ON YOUR-
Graduation

Emails

*For communication purposes please feel free to include
your email on returned invoice receipts. Your private
email not be given out.*

Townhouse Trash Pick up Schedule

Monday, September 6th ~ Trash/Recycle Pick Up
Thursday, November 25th ~ Trash will be picked up
on Friday, November 25th

Office Closed

Friday, July 23rd

Monday, August 9th

Friday, August 27th

Monday, September 6th



Office on Vacation

Friday, October 1st through

Tuesday, October 12th

Reopen on Wed., October 13th

****Messages, Emails and the Mail**

Drop Box will be checked.**

