

Early Fall

Barnstormer/Newsletter 2019

Box Hill Community Services Association, Inc.

2920 Strathaven Lane * Abingdon * Maryland * 21009

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

Email: boxhillbarn@verizon.net

Facebook: Box Hill North Community



Board of Directors

Curt Huddler ~ President

Tom Trafton ~ Vice President

Robyn Kalwa ~ Treasurer

Anne Lyle ~ Secretary

Committee Chairpersons

Building/Grounds~ Richard Conklin

Townhouse ~ Daryl Blow

Inside

- Community Information
- Board of Director Notes
- Fence Checklist – Appendix “A”
- Reprint/Revised Basketball Hoops

September Meeting/Events

Sept. 17th ~ Design Review Application Due

Sept. 19th ~ Board of Directors @ 7:30 p.m.

Sept. 25th ~ Townhouse @ 7:00 p.m.

October Meeting/Events

Oct. 22th ~ Design Review Application Due

Oct. 31st ~ Trick or Treat 6:00 p.m. ~ 8:00 p.m.

November Meetings/Events

Nov. 9th ~ Dumpster Day

Nov. 19th ~ Design Review Board @ 7:30p.m.

Nov. 21st ~ Board of Directors @ 7:30 p.m.

Nov. 27th ~ Townhouse @ 7:00 p.m.

Welcome New Residents

Stephanie Potter ~ Ruskin Court

Matthew Weiler ~ Kingsmark Court

Jonathan Reider ~ Meredith Court

Michael & Karen Poxon ~ Auden Court

Virginia Chapko ~ Huxley Circle

Jonathan Ervin ~ Kirkwall Court

Mujo, Ahmed & Harris Becirovic ~ Colchester Court

Brandi Lee Acton ~ Box Hill Court

Ryan & Nora Joslin ~ Huxley Circle

James Brewster & Deanna Dunivant ~ Meredith Court

Harry Smith ~ Kensington Parkway

Latoya White ~ Salford Drive

Brooke Bonnell ~ Shelley Court

Chhatraman & Bandana ~ Huxley Circle

Cory Meadows ~ Kipling Court

Xander & Leanne Alix ~ Auden Court

Danny Summers & Chrstina Cashmyer ~ Kensington

Blake & Danielle Lutz ~ Alder Court

All Design Review Board applications must be submitted to the Box Hill Office no later than 12:00 p.m. on the dates listed to be reviewed and processed.

School/Office Closings

- Sept. 30 & Oct. 9th ~ Schools Closed
- Oct. 4th ~ Oct. 16th ~ Office Closed
- Nov. 11th, 28th & 29th ~ Schools Closed
- Nov. 28th & 29th ~ Office Closed

Welcome

CLOSED

Office on Vacation

The Office will be closed on Friday, October 4th and will reopen on Thursday, October 17th at 9:00 a.m. Email and phone messages will be checked



4th Quarter Invoices

Due to the office closing for vacation in October, all payments made after Wednesday, October 2nd will be deposited as soon as the office returns from vacation.

Please be patient if your payment is not cashed immediately.

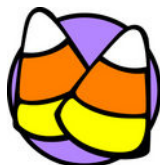
Trick or Treat

Trick or Treat hours are Thursday, October 31st from 6:00 p.m. ~ 8:00p.m.

Please leave your porch light on if you will be passing out treats.



**TRICK
OR
TREAT**



Box Hill North Fall Dumpster Day

Saturday, November 9th, 2019

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.

Call the Box Hill Office (410) 515-3958 to volunteer.

Unfortunately, the event will be cancelled if not enough residents volunteer to assist the Board.

Updates to be placed in HOA By-Law Books

Enclosed in the Fall Barnstormer are the following:

- Updated Fence Check List (Appendix A)
- Reprint of Revised Basketball Hoop Guidelines

The Board welcomes community input via email to: boxhillbarn@verizon.net, via U.S. mail to Box Hill CSA, 2920 Strathaven Lane, Abingdon, MD 21009 or attending the Board meetings on Thursday, September 19th, November 21st or December 19th at 7:30 p.m. in the Box Hill barn.

These new Guidelines shall be placed placed in your Box Hill HOA By-Laws Books.

BOARD OF DIRECTOR NOTES:

We have routinely met for several day-time work sessions in the barn office during May, June, July, and August. We continue to work on:

- Finalizing details for *Dumpster Day* which will be on *Saturday, November 9th, 2019*. See further details contained in the Barnstormer newsletter.
- Starting to work on 2020 budgets for General and Townhouses. We are looking at operational and necessary capital improvement project considerations and needs. Trying to obtain necessary bids for community services. Budgets will be presented to the community this fall for review/comment.
- Introducing an Amendment to the B.H.C.S.A., Inc. -- Rules and Regulations – Resolution No. 2010.10.n1 from October 15th, 2010. The amendment seeks to offer community homeowners an additional fence choice regarding Appendix A – Fences. Appendix A (and associated fence checklist) was developed in conjunction with B.H.C.S.A., Inc. – Administrative Resolution No. 4 – Architectural Control – originally dated Sept. 5th, 1975, and has been altered from time-to-time via community input, the Design Review Board, and the Board of Directors. The proposed change would add “*solid picket style fences*” as an option for 3-foot and 4-foot high fences to offer a bit more security/privacy. Currently, only homeowners with in-ground pools are permitted to have solid fences and 6-foot high fences. The board is seeking community input before making any permanent changes to the existing resolution. The board welcomes community input via email to: boxhillbarn@verizon.net ; via U.S. mail to: Box Hill Community Services Association, Inc., 2920 Strathaven Lane, Abingdon, MD 21009 ; or in person at the following Board of Director meetings scheduled for: *Thurs., Sept. 19th, 2019, Thurs., November 21st, 2019, and Thurs., December 19th, 2019*. Please read over the proposed Fence Checklist (part of Appendix A) contained in this Barnstormer newsletter. The above-mentioned amendment and administrative resolution can be found in your B.H.C.S.A. HOA book already in your possession.
- Finalizing plans to close the pool after Labor Day. The furniture will be stored, bath houses winterized, and pools winterized and covered this fall. The board thanks the pool members for their patronage.
- Tree removal on both sides of the pond due to some storm/wind damage this summer.
- Had the barn complex roofing inspected for wear and life-expectancy by a professional roofing contractor. All is good for now, but we received an estimate for replacement for future cost projection purposes.
- Dealing with the Sheriff’s Dept. and Harford County regarding abandoned and untagged vehicles in Box Hill. Presently, this is an on-going issue, but we are making some progress.
- Telephone conference calls, emails, and working with the association’s attorney and Harford County to address some abandoned, foreclosed, properties in disrepair, as well as dealing with past-due assessment matters/collections. Progress is being made although this is not a “quick fix” process in many cases. Several court cases are pending.
- Working with residents in a positive manner concerning Design Review application matters, processing of new applications, answering by-law questions, and attempting to address and resolve resident’s concerns and complaints.

Since our last spring/summer 2019 Barnstormer newsletter, we have completed the following projects:

- ✓ Installation of new coping stones and a new commercial-grade liner for the baby pool.
- ✓ Installation of additional cameras in the vicinity of the recreation area pavilion and playground areas due to juvenile vandalism.
- ✓ Adding new “playground safe” mulch to the barn playground area.

BOARD OF DIRECTORS NOTES:

We are currently working on and/or starting the following late summer/fall projects:

- Townhouses – perform crack and seal work and asphalt patching (where needed). The board has just contracted with a professional asphalt/sealing company (licensed/insured) to perform work on all townhouse courts shortly. Residents will be notified ahead of time to park out on the county roadway for a few days so the courts can be cleaned, prepared, cracks filled and sealant coating applied to entire court. A towing company has been contracted to be available to us if some residents do not comply with the notice to have their vehicles moved prior to the work commencing. The sealant must be allowed to dry for a day or two before residents can resume parking on their court. The work will be staggered among the various courts to allow for parking on the surrounding county roadways. More detailed information will be sent to all homeowners/tenants on all courts. Planned work may be subject to change if weather becomes a factor. Therefore, the days may shift slightly, but residents will be notified. Your cooperation would be greatly appreciated. Ample written notice will be given ahead of time to homeowners.
- Electrical Overhaul of barn/pool/pond fountain area/pavilion/recreational areas. Due to recent electrical problems and equipment failures in the above-mentioned areas, a master electrician has been hired (licensed/insured) to bring these areas into compliance with the ever-changing electrical codes. Due to the age of the barn building and electrical, necessary emergency overhaul of electrical wiring/breakers/boxes/installation of single and three phase surge protectors/adding new breakers and circuits for the barn, office, and pool barn building. This overhaul will help us to protect Box Hill property from voltage drop issues and damaging electrical power dips/spikes/surges being experienced from BGE. Old exterior barn complex lighting will be retrofitted/replaced with LED lighting to save on monthly energy costs.
- Negotiating with BGE to upgrade their transformer equipment that services the barn complex and surrounding areas. The board has joined forces with our master electrician and I.T. professional to explore and rectify recent and ongoing problems concerning old transformers currently servicing the Box Hill North barn and surrounding areas. Due to documented rolling brown-outs caused by BGE, there have been problems and equipment failure/damage which is being tracked by our electrician and I.T. professional. They are helping us to convince BGE into taking action and replacing old transformers that are causing issues for us such as power dips/spikes/surges. These occur after BGE's rolling-brown-outs during certain time periods throughout the day/night depending on the demand for power.
- Installation of new Box Hill North sign lighting. We have contracted with a master electrician (licensed/insured) to replace the old broken lights with new commercial-grade low-profile LED lights. This will be more cost efficient.
- Necessary townhouse storm drain repairs are still on-going. The wet weather has not made things easy. The work is being done by Bogan's "Plumb Crazy" (weather permitting). A few sink holes have developed and are currently being worked on as quickly as possible.

Projects still pending (will most likely roll-over into spring 2020):

- Box Hill barn recreational area—trying to improve the bocce ball court area by adding oyster dust material over the existing stone dust material to make for a better, more attractive playing surface. We are still waiting on an estimate and availability of the new material (in short supply).
- Purchasing of a new (more powerful) pond aerator fountain to replace the old failing fountain. The project was delayed pending completion of major emergency electrical work (commencing shortly) at the barn, pool, and recreational areas (including the pond).

DESIGN REVIEW BOARD FENCE CHECKLIST - APPENDIX "A" - DATED: 08/2019

FILL IN THE BULLETS BELOW THAT PERTAIN TO YOUR DESIGN REVIEW BOARD FENCE REQUEST. THIS CHECKLIST MUST ACCOMPANY YOUR DESIGN REVIEW BOARD APPLICATION.

- **PICTURE MUST BE SUBMITTED WITH APPLICATION.**
- **COPY OF PLAT/LINE DRAWING (HIGHLIGHTED) WHERE FENCE WILL BE INSTALLED**
- **COPY OF HARFORD COUNTY PERMIT & CONTRACTOR INFORMATION (If Applicable)**

SINGLE FAMILY HOMES - STYLE OF FENCE

- **SPLIT RAIL – 3 FOOT**
- **SPLIT RAIL – 4 FOOT**
- **WIRE MESH ATTACHED**
- **WIRE MESH NOT ATTACHED**

- **SPACED PICKET – 3 OR 4 FOOT - SPACING GUIDELINES AS FOLLOWS:**
- **SMALL PICKET – 1 ½” WIDTH BOARD WITH 1” SPACING IN BETWEEN BOARD**
- **LARGE PICKET – 2 TO 2 ½” WIDTH BOARD WITH 1 ½” SPACING IN BETWEEN BOARD**

- **SOLID PICKET – 3 OR 4 FOOT - SAME CRITERIA APPLIES FOR BOARD WIDTH CHOICES LISTED ABOVE (SMALL & LARGE PICKET) ****PROPOSED ADDITION******

- **ESTATE STYLE – 3 FOOT**
- **ESTATE STYLE – 4 FOOT**
- **WIRE MESH ATTACHED**
- **WIRE MESH NOT ATTACHED**

- **6-FOOT PRIVACY FENCE & GATE – ONLY WITH THE INSTALLATION OF AN INGROUND POOL (SINGLE OR DOUBLE STYLE GATE MUST CONFORM TO THE GUIDELINES MENTIONED BELOW)**

- **GATE (HEIGHT 3 OR 4 FOOT)**
- **SINGLE STYLE – 4 FOOT TOTAL WIDTH**
- **DOUBLE STYLE - 6 FOOT TOTAL WIDTH**

(CONTINUED ON REVERSE SIDE)

MATERIAL

- WOOD (NATURAL STAIN ONLY – NO PAINT: – SUBMIT SAMPLE COLOR)
- VINYL – WHITE ONLY – NO COLORS
- NO METAL FENCES PERMITTED

TOWNHOUSE FENCE

- BOARD ON BOARD – 6-FOOT TALL (WOOD ONLY)
- SHADOW BOX STYLE – NO SPACES
- GATE - HEIGHT – 6 FOOT
- GATE – WIDTH – NO MORE THAN 4 FOOT
- NO DOUBLE GATES PERMITTED

PERMANENT PRIVACY SCREENING WILL BE CONSIDERED ON A CASE-BY-CASE BASIS IN RELATION TO USE ON DECKS AND OFF OF PATIOS ONLY – SHALL NOT EXCEED 6 FEET TALL.

MUST NOT BE SEEN FROM FRONT OF HOUSE – BACKYARD AREA ONLY

HEIGHT, STYLE, AND DIMENSIONS – DRAWING / SKETCH AND PICTURE MUST BE SUBMITTED

- WOOD – (NATURAL STAIN ONLY – NO PAINT: – SUBMIT SAMPLE COLOR)
- VINYL – WHITE ONLY – NO COLORS

ABSOLUTELY NO LATTICE IS PERMITTED ON ANY FENCE!

HEDGE FENCE – SINGLE FAMILY HOMES – (medium/large lots near property line—3 to 6 foot high)

- SINGLE PLANT SPECIES SHOULD BE USED IN THE HEDGE THROUGHOUT THE FENCING SCHEME. RECOMMENDED SHRUBS ARE:
 - Wintergreen Barberry
 - Euonymus
 - Japanese Holly
 - Privet
 - Laland Firethorn
 - Lobo Firethorn
 - Tallhedge
 - Yew
 - Viburnum

NO TYPE OF FENCING IS PERMITTED IN FRONT YARDS!

****We are reprinting this as a courtesy to residents.***

There has been confusion about this lately.*

BOX HILL COMMUNITY SERVICES ASSOCIATION, INC.

BASKETBALL HOOP GUIDELINES

(REVISED)

Correlates To: “Rules & Regulations” ~ Play Equipment

- (Single Family) Resolution Regulating Land Use: No. 1
- (Zero Lot Lines) Resolution Regulating Land Use: No. 4
- (Townhouse) Administration Resolution: No 15 ~ Architectural Control – Multi Family – Play Equipment

At the meeting of the Design Review Board on November 14, 1993 it was decided by unanimous decision by the members in attendance to accept basketball pools/hoops within these guidelines.

1. Poles:

- a. Must be of pre-constructed metal, black in color.
- b. Located at the back end or inside edge of the driveway.
- c. Poles submitted for location to the outside edge of driveway will be considered only if there is a minimum of 25 feet from the edge of the driveway to the property line.
- d. Installed as a permanent fixture with concrete footing, except portable units.
- e. Portable basketball hoops must be secured with appropriate anchor and line.

2. Backboards:

- a. Pre-constructed fiberglass, metal, or plastic.
- b. Homes that have garages may install a backboard and hoop to the garage front.

3. Hoops:

- a. Finished metal.

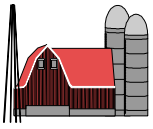
4. Nets:

- a. Factory made type only.
- b. Ragged or missing nets must be replaced.

The Board will approve all existing poles once submitted with the stipulation that if they are within the guidelines of the Board.

Poles that have been placed to the outside edge of the driveway will be approved upon submitting the proper Design Review Board forms to the Board with the stipulation that they will be relocated if there is a complaint filed or for any reason the existing pole is removed.

Revised: October 26, 1999



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 NO. 1009