

FALL/WINTER 2019

Barnstormer/Newsletter

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
- September Board Minutes
- 2020 Proposed General Budget
- 2020 Proposed Townhouse Budget
- 2020 Board of Director Application for Candidacy

**Townhouse Assessment Increase
 detailed information is located inside
 the Barnstormer.**

Welcome New Residents

Timothy Thomas ~ Craigston Lane
 Alfred & Lisa Hunt ~ Carlyle Court
 Sean & Heather Harrison ~ Craigston
 Erik & Kerry Rand ~ Laurentum
 Megan Dell ~ Craigston
 Michael & Nicole Peterson ~ Colchester
 Joshua Dail - ~ Huxley
 Bhupinder Singh ~ Harrogate Way

Welcome

November Meetings/Events

Nov. 19th ~ Design Review Applications Due
 Nov. 21st ~ Board of Directors @ 7:30 p.m.
 Nov. 27th ~ Townhouse @ 7:00 p.m.

December Meetings/Events

Dec. 17th ~ Design Review Applications Due
 Dec. 19th ~ Board of Directors @ 7:30 p.m.

January Meetings/Events

14th ~ Design Review Applications Due
 No Board Meeting in January
 22nd ~ Townhouse @ 7:00 p.m.

February Meetings/Events

18th ~ Design Review Applications Due
 No Board Meeting in February

**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

Nov. 28th & 29th ~ Office/Schools Closed
 Dec. 9th ~ Office Closed
 Dec. 24, 25, 26, 30, 31, 1st ~ Office Closed
 Dec. 23 ~ Jan 1st ~ Schools Closed
 Feb. 14th & 17th ~ Office Closed
 Feb. 17th ~ School Closed

CLOSED

2020 Townhouse Assessment Increase

- Townhouse Assessments Dues will be increased in 2020 by \$7.00 per quarter.
- Your dues pay for: Municipal Services such as trash pickup, electric street lamp lights, storm drains and their cleaning and repair, maintenance/repair of asphalt and concrete. *There will be a \$7.00 quarterly increase in this portion of your assessments (\$28.00 per year) to cover rising costs.* The **Municipal Services** portion of your HOA dues will now be \$159.00 per quarter plus your \$60.00 quarterly contribution to the **General Fund** (supports the barn building, common grounds, upkeep & recreation areas by the barn). All 858 homes in Box Hill contribute to the General Fund. **Total Townhouse Assessments will now come to \$219.00 per quarter or \$876.00 per year.** This \$7.00 increase will show up on your first quarter invoice dated 01/01/2020. All townhouse courts are considered private streets and are **NOT** maintained in any way by Harford County. *Your Box Hill HOA dues directly pay for your infrastructure (storm drains, asphalt pavement & concrete sidewalks) and the other services mentioned above.*

General Assessments

- The 858 homes within Box Hill North (single & townhouses) will still pay the current rates of \$60.00 as their quarterly assessment contribution for 2020 (\$240.00 yearly) to support the General Fund. Your dues pay for: upkeep of the barn building including all utilities and insurance, paid employees (full time office manager, p/t janitorial lady, p/t handyman), common grounds upkeep (lawn mowing, tree care, flower planting/mulching of the beds), dumpster day, pond area cleaning/fountain maintenance, recreation areas upkeep (playground, pools, pavilion, bocce courts, horse shoe pits, beach volleyball court), barn lot snow plowing, parking lot and multiple pathways asphalt upkeep, concrete sidewalk maintenance and Box Hill entranceway sign with surrounding area lighting/maintenance.

Residents: please help the Board to maintain your community by paying your dues on time.
Thank you for caring about our Community.

HOLIDAY HOUSE DECORATING CONTEST

*Judging will be on
Saturday, December 21st
after dark.*

*Homes will be judged in the
following categories:*



***Magical
Classical
Whimsical***



*Townhouse & Single Family Homes
Prizes will be awarded to the winners*



Townhouse Trash Update

- **Thanksgiving Day:** All services delayed by one day. Pick up on Friday.
- **Christmas Day:** All services delayed by one day. Pick up on Friday.
- **New Years Day:** Normal pick up on Thursday.

**Note: Recycle Day has been
changed to Monday along
with Trash pickup.**

We continue to routinely meet for day-time/evening work sessions in the barn office to:

- **Finalize Proposed General and Townhouse 2020 Budgets.** Looking to identify necessary capital improvement projects for 2020. Both will be presented to the community at the next Board meeting this November 21st and again at the December 19th Board meeting. The proposed budgets are printed in this Barnstormer for your review and comment. Please contact the Board via email at boxhillbarn@verizon.net or attend one of the above-mentioned Board meetings.
- **Review lawn cutting and snow removal bids for 2020 and decide which contractors will service our community next year.**
- **Set HOA fees for 2020.** Your General Fund dues will remain at \$60.00 per quarter. No increase in HOA fees for single family homes. All 858 homes in Box Hill North pay into the General Fund. The Townhouse Municipal Fund contribution will have to increase by \$7.00 per quarter to cover price increases from contractors and necessary contributions to the townhouse reserve funds for future asphalt repaving / concrete sidewalk repairs / storm drain maintenance and underground pipe repair / replacement. There are 210 townhouses. Total Townhouse HOA fees will now be \$219.00 per quarter (\$60 to general fund plus \$159 to townhouse municipal services fund totals \$219.00 per quarter). These are proposed budgets and are open for comment right now. If you have concerns/questions, please come to the November 21st Board meeting at 7:30 pm at the barn or email the board at boxhillbarn@verizon.net Budgets will be finalized at the December 19th Board meeting.
- **Address townhouse residents' concerns as far as what it would cost to have a lawn contractor use a smaller mower to cut the front lawns of the townhomes.** Some people are not happy with the use of the larger mowers. The lawn contractors that responded back to us quoted an additional \$700.00 plus per cut to mow all nine-townhouse court's front lawns. There are 210 townhomes. At twenty-four cuts per year that would amount to an additional \$16,800.00 per year. We welcome any comments on this issue.
- **Work with the Association's attorney regarding collections, design review matters, and some properties in disrepair.** Several court cases are pending. The attorney is actively pursuing all matters.
- **Consult with the Association's CPA regarding proposed budgets, proposed capital improvement projects, collections / bad debt, reserve funds and cash flow matters.**
- **Identify the necessary 2019 year-end contributions to be made from the operating funds concerning both Townhouses and General.** These contributions will be deposited directly into the Townhouse and General reserve funds at local banking institutions for future capital improvements in the years to come.
- **Try to work with residents in a positive manner regarding processing Design Review applications and handling other Design Review matters.**

- Listen to resident's concerns and promptly answer their correspondence. Deal with day-to-day community business, banking, and maintenance issues.
- Finalize proposed changes to B.H.C.S.A., Inc. – Rules and Regulations – Resolution No. 2010.10.n1 from October 15, 2010. This amendment seeks to offer community homeowners an additional fence choice regarding Appendix A – Fences. This change would add “*solid picket style fences*” as an option for 3 and 4-foot high fences for the single-family homes. If you have any concerns, please email the barn at boxhillbarn@verizon.net or come to the November 21st Board meeting at 7:30 pm at the barn. We would like to hear from you on this proposed change. This matter will be finalized at the December 19th Board meeting.

We have completed the following late summer/fall projects (except where noted below):

- Townhouse crack and seal work and striping of parking spaces for all townhouse courts.
- Townhouse storm drain repairs on Longfellow, Browning, Carlyle and Shelley Courts have now been completed by our contractor. Sink holes that had developed on Shelley Court around the storm water drain areas have also been filled in and seeded.
- Emergency electrical overhaul of the barn / pool barn / pond fountain area and the Box Hill entrance sign is now finished. This included upgrading some electrical wiring / breakers / circuits / installing surge protectors in the barn and pool barn buildings. The Box Hill entrance sign's electrical has been overhauled and changed to energy efficient LED lighting. The final phase of the electrical work is being done in mid-November. All exterior lighting on the buildings (barn/roof area/pool barn/pool pavilion/guard shack area/silo area) will be retrofitted and/or replaced with new fixtures for energy efficient LED lighting to save on monthly electrical bills. This should be completed by early to mid-December 2019.

Projects and issues still pending (rolling over into 2020):

- Negotiating with BGE to upgrade and replace their transformer equipment located in the common areas near the barn complex. Their old equipment is most likely responsible for documented rolling brown-outs, dips/spikes/surges in power during the day/evening when electrical demand is high. Our master electrician has been working with us and speaking with BGE on the issues which have led to some equipment damage and failures in the barn complex.
- Purchase and install a new pond aerator fountain to replace the old fountain which stopped working this fall. This is needed to minimize algae growth and control mosquitos.
- Box Hill barn recreational area – improvement of the bocce ball court area by the spring/summer of 2020. Oyster dust or another suitable surface material is being priced out to replace the old stone dust material. If the oyster dust cannot be found at a reasonable price, the bocce ball court may be converted into something else. Community input and/or other ideas are welcome. Please contact the barn via email at boxhillbarn@verizon.net

BOX HILL COMMUNITY SERVICES ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
SEPTEMBER 19, 2019

Directors Present:

Curt Huddler ~ President
Robyn Kalwa ~ Treasurer
Anne Lyle ~ Secretary
Tom Trafton ~ Vice President (Excused)

Members Signed In: 6

Curt called the meeting to order at 7:35 p.m. All Board members introduced themselves.

I. Approval of Minutes:

- There are no minutes to approve at this meeting. The Board of Director Notes have been printed in the last few Barnstormer newsletters detailing all issues and projects planned, in progress, and projected.

II. Treasurer's Report as of August 31, 2019:

- **Checking Account Balance:** General ~ \$60,277.37, Townhouse ~ \$86,616.22
- **CD Balance:** General ~ \$74,152.04
- **Money Market Balance:** General ~ \$288,712.74, Townhouse ~ \$356,969.78
- **Operating Income:** General ~ \$5,808.04, Townhouse ~ \$9,284.25, Pool ~ \$2,508.12
- **Operating Expenses:** General ~ \$17,238.61, Townhouse: ~ \$6,728.70, Pool ~ \$15,705.44
- **Accounts at Attorney:** (21) \$20,563.29
- **Past Due:** Single Family (106) ~ \$23,166.62, Townhouse (62) ~ \$30,472.60

Robyn commented that we are collecting money from residents in the arrears. We have a fairly new attorney that is being aggressive in collecting past due assessments. Furthermore, the Board does have the option to accelerate the entire next year's dues on accounts that are currently in the arrears. The Board is pleased with our attorney. Anne made a motion to approve the August 2019 Treasurer's Report; Curt seconded the motion. The Treasurer's Report was approved by all.

III. Committee Reports:

- **Design Review Board:** (Board of Directors are Presently Reviewing & Approving All Applications)
Four Design Review Board applications were received (build a deck, replace a retaining wall, widen a driveway, and add a dog kennel to the backyard for a Sheriff's canine). All requests were approved.

IV. Old Business:

- Anne Lyle reported on the current and pending projects including the emergency electrical work underway concerning the barn and common grounds. The old pond fountain, which has stopped working, will be replaced next spring. A landscaping contractor is working to obtain oyster dust to freshen up the bocce ball court surface by the spring of 2020 to make it more suitable for play. The current surface has not been very attractive, and residents say it has not been great to play on. Richard, our handyman, has been working very hard to keep the barn complex maintained and the common areas cleaned of all trash/debris. The cameras that have been installed in and around the recreational area have been vandalized off and on. Presently, the Board is pursuing a recent juvenile vandalism incident that is scheduled for a court hearing this fall. A camera was destroyed by the juveniles, but luckily footage of the incident was recorded as evidence. The Board is seeking restitution from the offenders concerning community funds needed to replace the camera including I.T. service/labor. An apology from the offenders to the community is also being requested by the Board. The community will be updated as the process unfolds.

V. **New Business:**

- **General Resolution No. 2019-07.** J.E.T. Seal Services was awarded the contract to crack/seal and stripe all Townhouse Courts in the Box Hill North Community. The amount will be \$38,765.00 and paid out of the Townhouse Rosedale money market reserve account. Anne made a motion to approve; Robyn and Curt seconded the motion. The motion passes with voice assent and no objections.
- **General Resolution No. 2019-08.** On November 9, 2019 Box Hill C.S.A. will host a Community Dumpster Day located in the Box Hill North barn parking lot. Humpty Dumpster will provide six (6) 30-yard dumpsters. Anne made a motion to approve; Robyn and Curt seconded the motion. The motion passes with voice assent and no objections.
- **General Resolution No. 2019-09.** J.F. Electrical was awarded the contract to upgrade ALL electrical work to the Box Hill North community barn/complex, Box Hill North sign, pond fountain, pavilion and pool areas. The amount of \$22,150.00 will be taken out of the General Fund Harford National Bank reserve account for payment. Anne made a motion to approve; Robyn and Curt seconded the motion. The motion passes with voice assent and no objections.

VI. **Open Discussion:**

- The residential director of a state regulated and licensed group home for special needs individuals, currently located on Huxley Ct., was in attendance this evening. She came to alert the Board about a few issues that have come up recently. Unsettling letters have been sent to this group home. The director feels that surrounding residents are frightened and believe that the residence is being used as an illegal boarding house. This is not the case. She explained that the group home has been here for about two years and is always staffed day and night to care for approximately three residents. Her business card was left with the Board to follow up with the state and county for verification purposes. The Board stated that there have been letters and complaints sent to the barn from residents on Huxley Ct. concerning a few homes. The issues seem to be parking and mail delivery. The Board asked that the director relay to the employees and visiting family members to please be sensitive to the issues which are not to park their business van and extra vehicles up on the sidewalk or block other resident's driveways and mailboxes in and around their property. They concurred. The Board also stated that there is another group home located within our community that shares some of the same issues such as parking and blocked mail boxes.
- A resident wanted to report illegally dumped limbs and yard waste behind Byron and Haddington Courts. The Board will ask the handyman to check it out to see what can be done to remove the debris.
- A resident on Shelley Court had some concerns regarding the crack and seal work. Anne relayed that the contractor tried to fill in as many cracks as possible with tar. Two coats of sealant were applied and should go down into the smaller cracks. The contractor stated that this should last for about five years.
- A resident reported that a BGE light pole is missing on Shelley Court. The office will contact BGE.
- A resident has a question regarding lattice that is enclosing the area below a raised deck. The Board relayed that many residents have lattice work around their decks, and it is not against the rules.
- A resident inquired about joining the Design Review Committee and had some questions. The board attempted to answer some of his questions. He stated that he may have a few other people interested in joining. The board invited the resident to contact the office if he had some further questions.
- A resident wanted to volunteer to help out at the Community Dumpster Day in November.
- A resident of Meredith Court asked to speak with the Board about a Design Review matter and fine. The Board agreed to speak with him after the Board meeting.

Anne moved to adjourn the meeting; Curt seconded the motion. The motion was passed by voice assent with no objections and adjourned at 8:12 p.m.

These were the minutes as recorded/written
By: Anne Lyle, Board Secretary

Approved:
Approved Signature:
Attest:
Attesting Signature:

2020 PROPOSED GENERAL BUDGET

BUDGET ITEM

2020 ANNUAL BUDGET

INCOME

2020 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 \$ 7,000.00

BARNSTORMER ADS \$ 100.00

MISCELLANEOUS \$ 500.00

LEGAL FEE REIMBURSED (BILLED) \$ _____

TOTAL INCOME **\$ 215,695.00**

EXPENSE

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

2020 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	\$ 2,500.00
FEDERAL UNEMPLOYMENT TAXES	\$ 75.00
PROPERTY TAXES	\$ 100.00
STATE INCOME TAXES	\$
STATE UNEMPLOYMENT TAXES	\$ 75.00
UTILITIES	
ELECTRICITY	\$ 13,000.00
HEATING OIL	\$ 4,500.00
TELEPHONE	\$ 3,200.00
WATER	\$ 2,500.00
WAGES	<u>\$ 41,000.00</u>
TOTAL EXPENSES	\$167,170.00
 GENERAL RESERVES	 <u>\$ 48,525.00</u>
 TOTAL EXPENSES/RESERVES	 \$215,695.00

2020 PROJECTED CAPITAL EXPENDITURES

1. Pond Fountain
2. Pool Pump Room Doors (Estimate Pending)
3. Barn Complex Fence Repair/Replacement (Estimate Pending)

2020 PROPOSED TOWNHOUSE BUDGET

<u>BUDGET ITEM</u>	<u>2020 ANNUAL BUDGET</u>
<u>INCOME</u>	
2020 TOWNHOUSE ASSESSMENTS (210 @ \$159.00/QUARTER)	\$ 133,560.00
COURT SETTLEMENTS	\$
<u>INTEREST INCOME</u>	
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
<u>REPAIR/MAINTENANCE</u>	
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	 <u>\$ 35,560.00</u>
 TOTAL EXPENSES/RESERVES	 \$ 134,360.00

2020 PROJECTED CAPITAL EXPENDITURES

1. Concrete/Sidewalk (Repair/Replacement)
2. Storm Drain Repairs

**** All Townhouse courts are considered private streets and are NOT maintained by 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.****

APPLICATION FOR CANDIDACY

2020 Board of Directors
Box Hill Community Services Association, Inc.

Filing Deadline: By Mail (Postmarked by Wednesday, January 29th or hand delivered to the Box Hill Office by 1:30 p.m. on Thursday, January 30th, 2020

Candidate: Please type or print All items A through F on application.

A.) NAME _____

B.) ADDRESS _____

C.) TELEPHONE NUMBER: HOME _____ WORK _____

D.) OCCUPATION _____

E.) OTHER COMMUNITY ACTIVITIES _____

F.) STATEMENT OF CANDIDACY (APPROX. 50 WORDS) _____

SIGNATURE: _____ (I agree to abide by the B.H.C.S.A.'s
Covenants/By-Laws/Resolutions)

G.) We, the **undersigned**, do hereby endorse Box Hill Community resident _____

to the 2020 Board of Directors of the Box Hill Community Services Association, Inc.

H.) Signatures Only. IF NOT SIGNED, BALLOT WILL NOT BE ACCEPTED.

NAME

ADDRESS

- 1.) _____
- 2.) _____
- 3.) _____
- 4.) _____
- 5.) _____

NEW BOARD MEMBERS

The meeting for the Box Hill Community Services Association for March is scheduled for the 19th, 2020. This is the meeting where your NEW Board of Directors will be selected.

Now is the time to file your application to run for a position as a Board member. You must be in good standing and have no open violations. Applications are included in this issue and are due in the office no later than by closing time of 1:30 p.m. on Thursday, January 30, 2020 or a postmarked date of Wednesday, January 29th, 2020.

GENERAL INSTRUCTIONS FOR THE BOX HILL BOARD OF DIRECTOR APPLICATION

1. Nominee: Complete sections A through G.
2. Complete section E if you have participated in other community activities, committees, etc. If you have not, then mark "NONE."
3. Section F is a brief statement on why you want voters to consider you for the Board; i.e., qualifications, "campaign promises," etc.
4. SIGN YOUR STATEMENT. Any unsigned application will be invalid.
5. Section G. Each application is to have the **signed** endorsement of at least five other Association members. **(Printed Names Will Not Be Accepted)**
6. Mail the completed application to: **B.H.C.S.A.
2920 STRATHAVEN LANE
ABINGDON, MD 21009**

REMEMBER: APPLICATIONS MUST BE POSTMARKED BY MIDNIGHT January 29, 2020.



FOR SALE

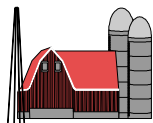
WINTER & COMPANY SPINET PIANO

**MEASUREMENTS: 57" Length
24" Width
35" Height**

Appraised at \$400.00/ Asking \$275.00

Please call: (410) 569-0494





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



**Girl Scout Cadette Troop 2
& GS Service Unit 674**

will be

CarolING for Cans

in the
Box Hill North Community
Friday, December 6th beginning at 6pm
(Inclement Weather Date—12/14 @ 6pm)

We'll be singing our way through the neighborhood and collecting donations of non-perishable, non-expired, food items as we go. Items collected benefit the Bel Air United Methodist Food Distribution Ministry

Items of Most Need Include:

Peanut Butter ~ Jelly ~ Canned Vegetables
Canned Fruit Soups ~ Canned Meats ~ Rice
Pasta ~ Boxed Potatoes ~ Cereal ~ Oatmeal
Soap Toothpaste ~ Laundry Detergent

**A Collection Bin Will Also Be Available
At The Barn Starting 11/29 In Case Miss You**