

The Barnstormer Newsletter

2019

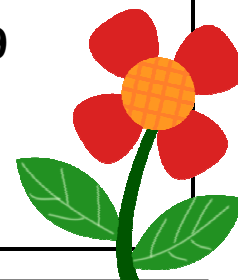
Spring/Summer

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

Office/Schools Closed

Monday May 27th
Office Closed ~ July 4th & 5th

May Meetings/Events

- 14th ~ Design Review Applications Due
- 25th ~ POOL OPENS @ 11:00 a.m.
- 29th ~ Townhouse Committee @ 7 p.m.

June/July/August Meetings/Events

June 1st ~ Spring Yard Sale 8:00 a.m. ~ 1 p.m.
June 18th ~ Design Review Application Due
July 16th ~ Design Review Application Due
July 24th ~ Townhouse Committee @ 7 p.m.
August 13th ~ Design Review Application Due

Inside

- Board of Director Notes
- Feb. 2019 Board of Director Minutes
- March 2019 Board of Director Minutes
- 2019 Proposed Pool Budget
- Traffic Study for Laurentum Parkway
- Community Information

All Design Review Board applications must be submitted to the Box Hill Office no later than 1:00 p.m. on the dates listed to be reviewed and processed.

Quarterly Invoices

Residents please make note that Assessments are mailed out Quarterly: 01/01, 04/01, 07/01, and 10/01. If for some reason you have not received an invoice by those dates, please contact the office instead of waiting for the next invoices along with a \$15.00 Late Fee Charge.



Welcome New Residents

Melynda Velez ~ Huxley Circle
Michael Levasseur & Samantha Beale
Laurentum Parkway
Michael & Lana Panza ~ Dainaway Court
Guan-Da Syu & Shan-Ju Yang ~ Huxley Circle

Welcome

BOARD OF DIRECTOR NOTES:

In addition to meeting for regularly scheduled board meetings, we have also met for several additional work sessions in the barn office during February, March, and April. We continue to work on:

- Dealing with the Sheriff's Dept. and Harford County regarding abandoned and untagged vehicles in Box Hill. Presently, on-going; making some progress.
- Telephone conference calls and emailing the association's attorney to address some abandoned, foreclosed, properties in disrepair, as well as past-due assessment matters/collections. We are happy to report that we have seen very positive results in all of these areas since hiring this new attorney.
- Trying to work with residents in a positive manner concerning Design Review application matters, by-law questions, and attempting to address and resolve resident's complaints.

We have completed the following projects:

- ✓ Upgraded the old vanities and sinks in both bathrooms
- ✓ New vinyl plank floor has been installed in the Leisure Center
- ✓ Removed the large diseased maple tree in the baby pool area
- ✓ Purchased a new copier for the office to replace broken one
- ✓ Contracted with Clearwater Pool Co. to open, close, service, supply chemicals, emergency repairs/parts to Box Hill North's pools.
- ✓ Hiring of a new pool manager
- ✓ Hiring of lifeguards and lifeguards with pool ops
- ✓ Getting the bath house/bathrooms, and pool office ready for county inspection and the upcoming pool season
- ✓ Placing of pool furniture and tables on the pool deck and checking/restocking supplies and pool equipment needs
- ✓ Pool packets have been mailed out to the community
- ✓ New sand has been added to the beach volleyball court area

We are nearing completion on the following projects:

- Installation of a new commercial-grade liner for the baby pool. New coping stones have been installed; surface has been prepared. Deck calking will be completed after liner has been installed prior to the start of pool season
- Adding additional playground safe mulch, touching up the horse pit areas with sand and readying the bocce ball court area for use (possibly adding oyster dust material to enhance the playing area--pending estimate)
- Addition of a few cameras by the playground area and the new pavilion by the recreational area. Needed due to vandalism concerns.

Projects still pending:

- Necessary townhouse storm drain repairs are still pending. The wet weather has not made things easy. The work will be done by Bogan's "Plumb Crazy" as soon as the weather cooperates.
- Purchasing of a new (more powerful) pond aerator fountain to replace old failing fountain. Awaiting the electrician's bid.
- Box Hill North sign lighting. We are looking at replacing the old broken ground lighting that is constantly being vandalized. Other lighting options are being considered. (estimates needed)
- Townhouses – crack and seal and curb and asphalt patching where needed (estimates needed)

BOX HILL COMMUNITY SERVICES ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
FEBRUARY 21, 2019

Directors Present:

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

Members Signed In: 2

I. Curt called the meeting to order at 7:37 pm in the Leisure Center. All Board members introduced themselves to those in attendance.

II. **Approval of Minutes:**

There is no Board of Director Minutes to approve this evening.

III. **Treasurer's Report as of January 31, 2019:**

- ***Checking Account Balance:*** General ~ \$20,861.62, Townhouse ~ \$78,274.72
- ***CD Balance:*** General ~ \$73,950.08
- ***Money Market Balance:*** General ~ \$333,679.39, Townhouse ~ \$346,600.15
- ***Operating Income:*** General ~ \$33,932.87, Townhouse ~ \$30,725.03, Pool ~ \$482.14
- ***Operating Expense:*** General ~ \$12,197.66, Townhouse ~ \$7,108.51, Pool ~ \$231.80
- ***Accounts at Attorney:*** (21) ~ \$20,823.20
- ***Past Due:*** Single Family (194) ~ \$31,624.94, Townhouse (105) ~ \$40,780.39

Curt made a motion to approve the January 2019 Treasurer's Report. Anne seconded the motion. The Treasurer's Report was approved by voice assent with no objections.

IV. **Committee Reports:**

• **Design Review Board:**

Presently there is no DRB Chairperson or volunteers to adequately run the Committee. The Board is presently handling all DRB applications themselves and following up on complaints that are submitted to the office. Two applications were submitted (handrail and front door) and both were approved. Residents are kindly reminded that most outdoor work being done on their house and property (siding, windows, fences, sheds, etc.) require approval from the Box Hill Association before any work commences. DRB applications must be submitted to the office for approval. It is the resident's responsibility to pull a Harford County permit (if applicable) and include a copy of that permit with their DRB application when submitting their application to the barn office for approval.

- **Townhouse Committee** ~ Daryl Blow ~ The next meeting is on Wednesday, March 27th at 7:00 p.m. in the Leisure Center of the barn. Court reps are needed. Please volunteer and call Joann at the barn at 410-515-3958.

V. **Old Business:**

- We are still working with Turf Equipment on purchasing a new Otterbine 2 HP aerator/fountain for the pond. This new fountain will replace the old fountain and will be

more powerful with a higher and wider spray radius than the old fountain. The prices have slightly gone up for 2019, and we are awaiting the final price quote and associated electrician's bid before ordering and proceeding forward. The current fountain is slowly failing and must be replaced due to algae and mosquito concerns once the weather warms.

VI. New Business:

- **Resurfacing Baby Pool:** At this time, the Board is trying to finalize plans to either resurface (white coat) the baby pool or install a commercial grade pool liner of the same quality as the main pool. The pool surface has become too rough. Pool patrons notified the Board of this last season and asked for something to be done. The Board has obtained estimates already regarding the white coating and has directly contacted the company who installed the main pool liner in 2015. We are awaiting a final cost estimate on the pool liner so a decision can be made to proceed with the work. The baby pool is expected to be ready before the opening of the 2019 pool season.
- **Leisure Center Floor:** The office has obtained estimates to upgrade the Leisure Center floor to a wax-free vinyl plank commercial grade floor. We are awaiting the product samples and the final pricing before proceeding with the replacement.
- **General Resolution No. 2019-01.** Kris Konstruktion has been awarded the contract to upgrade the bathroom vanities and sinks. Curt moved to approve; Anne seconded the motion. The motion passes with voice assent and no objections. The cost will be under budget. The amount paid will come to \$2,642.00 and taken from the General Reserve Fund as a capital improvement.
- **Office Copy Machine:** The office is looking into purchasing a new copy machine. The current machine is failing and parts cannot be secured as the machine is from 2005. This is an unexpected expense. Estimates are being obtained for a simple new copier.
- **Baby Pool Tree:** The Board is looking to remove the tree located within the baby pool gated area near the pool pavilion and the walking path by the barn. The tree is very old and limbs and branches are continually falling. It has become a safety hazard. Bids will be obtained from professional tree removal experts that are licensed and insured. It must be taken down as soon as possible.
- **Pool Maintenance Contract:** The Board is currently reviewing three bids from professional pool companies for the 2019 Pool Season. Unfortunately, pool contract prices have gone up from last year as well as chemical costs. The contract will include: pool opening/cover removal, cleaning, draining (if needed), filling of the pool, chemically balancing the water at start-up, weekly chemical delivery and equipment/pump spot-checks, emergency service visits (if needed), adding of winter algaecide at pool closing (if requested), and cover installation.
- **Pool News:** A new Pool Manager has already been hired. She is a school teacher and has prior experience lifeguarding and being a pool operator. The Board is currently working on finding and hiring an Assistant Pool Manager. Tom and Curt will be working together on contacting last year's lifeguards that may be interested in returning for this season and looking for new lifeguard applicants (pool ops license is a plus). Interested applicants may contact Joann at the barn for further information. Pool packets will be reviewed and pricing may have to go up slightly on memberships to help offset the increased cost of the pool contract, chemicals, wages, etc. The Board is trying to keep the increase to a minimum to make pool membership affordable for our residents. Payment plans will be available. Pool packets will be sent out in April.

VII. **Open Discussion**

- A resident has questions about hiring a towing company for the townhouses. Anne responded that the Board has met with some towing companies already. State and County regulations apply to all towing companies now concerning legal towing protocols. The Board is checking with our attorney to make sure there is no personal liability involved on the Boards end if a towing company is hired. The community will be informed when a decision is reached.
- Robyn asked a resident if they were having a problem on Shelley Court where the snow is being plowed to and deposited. She stated that some of the other townhouse courts have no where to place the snow since the plow area was turned into parking spaces after the courts were restriped in 2016/2017.
- Anne and Tom have walked along the townhouse courts to see what needs to be repaired such as sidewalks, curbing and asphalt paving/crack & seal. Court representatives are needed to work with the Board on this project. Please contact Joann at the barn at 410-515-3958.
- Plumb Crazy will be returning to Box Hill to do the necessary storm drain repairs identified last fall after the drains were inspected and jetted out. Joann will follow-up with them.
- A resident asked the Board if she could hold a free early-morning yoga class (club) for community residents in the recreational area common ground this spring/summer. The resident is a certified yoga instructor. The Board gave the resident permission and details will be placed on the Box Hill Website and in the next Barnstormer newsletter. The Leisure Center will also be used as a backup for the yoga class in case of bad weather. Liability waivers will have to be obtained from the participants who join the class.

Robyn moved to adjourn the meeting; Curt seconded the motion. The motion was passed by voice assent with no objections and adjourned at 8:15 pm.

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

Approved:
Approving Signature:
Attest:
Attesting Signature:

BOX HILL COMMUNITY SERVICES ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
MARCH 21, 2019

Directors Present:

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

Members Signed In: 1

- I. Curt called the meeting to order at 7:37 p.m. in the Leisure Center. All Board members introduced themselves to the member in attendance.

II. **Approval of Minutes:**

- The February Minutes were read over by all Board members. Anne made a motion to approve the minutes; Robyn seconded the motion. The February Minutes were approved by voice assent with no objections.

III. **Treasurer's Report as of February 28, 2019:**

- ***Checking Account Balance:*** General ~ \$28,649.87, Townhouse ~ \$67,409.57
- ***CD Balance: General*** ~ \$73,950.08
- ***Money Market Balance:*** General ~ \$331,147.69, Townhouse ~ \$346,779.65
- ***Operating Income:*** General ~ \$7,482.45, Townhouse ~ \$10,554.80
- ***Operating Expenses:*** General ~ \$13,702.60, Townhouse ~ \$10,172.47
- ***Accounts at Attorney:*** (14) \$16,756.53
- ***Past Due:*** Single Family (135) ~ \$26,064.79, Townhouse (73) ~ \$30,872.75

Robyn commented that budget sheets are available this evening. She also relayed that collections are slow most likely because of the recent holiday season. Anne made a motion to approve the February 2019 Treasurer's Report. Tom seconded the motion. The Treasurer's Report was approved by voice assent with no objections.

IV. **Committee Reports:**

- **Design Review Board:** (Board of Directors are Presently Reviewing All Applications)
Two Design Review Board applications were received. One was to remove an in ground pool which was approved. The second was to paint shutters which were also approved. The next deadline for applications will be on Tuesday, April 16th. Per the Box Hill North by-laws, design review board applications are required for most outside home/yard/additions/changes/maintenance. Board approval must be received before the work commences. All applications should be mailed or dropped off at the barn office. Applications are thoroughly reviewed and quickly processed. Please call or email the barn office with any questions or concerns.

V. **Old Business:** (None)

VI. New Business:

- **General Resolution No. 2019-02.** Harford Tree Experts was awarded the contract to remove the large maple tree inside the Baby Pool Common Area. Tom moved to approve; Robyn seconded the motion. The motion passes with voice assent and no objections. The amount will be \$2,800.00 and paid out of the General Fund Operating Budget.

- **General Resolution No. 2019-03.** Carpets and Flooring by Denny Lee has been awarded the contract to replace the Leisure Center floor in the Box Hill barn. Anne moved to approve; Tom seconded the motion. The motion passes with voice assent and no objections. The total amount will be \$10,159.80 and will be paid from the General Fund Money Market Reserves.

- **General Resolution No. 2019-04.** Clearwater Pools, Inc. has been awarded the contract to maintain the pools (open/close/pumps/supply chemicals/service visits). Anne moved to approve; Tom seconded the motion. The motion passes with voice assent and no objections. The total amount of \$5,600.00 will be paid from the 2019 Pool Budget - Operating Fund.

- **General Resolution No. 2019-05** - Dex Imaging has been awarded the contract for a new office copy machine. Anne moved to approve; Tom seconded the motion. The motion passes with voice assent and no objections. The contract amount is \$3,181.06 and will be paid out of the General Fund Money Market Reserves. They will also provide us with an equipment maintenance agreement which includes labor, toner, parts and service calls which will be paid out of the General Fund Operating Budget.

- **General Resolution No. 2019-06.** RenoSys Corporation has been awarded the contract to install a new commercial grade liner to the Baby Pool. Anne moved to approve; Tom seconded the motion. The motion passes with voice assent and no objections. The amount of \$15,195.00 will be paid out of the General Fund Money Market Reserves.

- **2019 Election Results:**

- Curt Huddler ~ 237
- Robyn Kalwa ~ 208
- Anne Lyle ~ 242
- Tom Trafton ~ 247

Some Ballots were invalid due to non-payment of assessments, being incorrectly filled out, and for Mail Returns. There were also two write-in candidates ~ Tami Killian Sears and Michelle Kelly. The Board would like to thank Theresa Conway and Joann Donato for volunteering to be on the Election Committee again this year.

VII. Open Discussion:

- A resident has some concerns that he would like to discuss with the board this evening. The board will look into his concerns which are:

- (a) a new group of kids hanging around the area. They are loitering around the back fences of the townhouses.
 - (b) repainting of the fire lanes and vehicles that are parking around them. Robyn added that the Fire Chief of the Abingdon Fire Department has not returned our calls to help us along with this project (signs/stickers).
 - (c) overgrown trees by some homes that are hanging over the sidewalks.
 - (d) tree removal previously done by the association near Browning Court and the need to replace those trees with a flowering type of tree such as a Cleveland Pear.
 - (e) green mold/mildew on some of the homes in the neighborhood and what can be done about mandating that residents have their siding and shutters cleaned by professional power-washing companies if they cannot do it themselves.
 - (f) rubbish being stored in backyards.
- Tom made a suggestion to have the sheriff and fire department come out to assess the problem along Salford Drive concerning the parking situation. There are numerous complaints. A discussion with the rest of the board ensued. Some board members also added that there are various other areas within Box Hill North in which residents and emergency vehicles are having a difficult time trying to drive by without crossing the double yellow lines on Kensington and Laurentum Parkways. The same applies to other side streets and courts too. Residents are parking multiple vehicles along the roadways on both sides of the streets and courts. Many complaints continue to come in to the office about parking within the neighborhood. The roadways here were not built to accommodate all these additional vehicles, and most residents only have single width driveways to park on. The main issue here is that if there is an emergency, fire trucks and ambulances will not be able to get through many areas. Tom suggested making a call to our county councilman for help and direction to see if the county can help make some recommendations. He believes that adding some parking by the fields by the common grounds and around the open areas by some of the townhomes might be a possibility if there is some grant money available to pay for it along with possible funding by the county.
 - Curt is going to contact our county liaison to see when we are due for repaving and curb work. He feels that we are due for this soon.
 - The board will have Joann follow-up with the county regarding the traffic study being done and the need for speed humps along the Laurentum Pkwy side of our neighborhood. The residents have been inquiring about this issue lately, and we need an update.

Tom moved to adjourn the meeting; Robyn seconded the motion. The motion was passed by voice assent with no objections and adjourned at 8:17 p.m.

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

Approved:
Approving Signature:
Attest:
Attesting Signature:

2019 PROPOSED POOL BUDGET

<u>BUDGET ITEM</u>	<u>ANNUAL BUDGET AMOUNT</u>
<u>INCOME:</u>	
MISC. INCOME	\$ -
GENERAL FUND SUPPORT TO POOL	\$ -
POOL ~ GUEST FEES	\$ 9,075.00
POOL ~ MEMBERSHIPS	\$ 56,170.00
POOL ~ PARTIES	\$ 2,000.00
POOL ~ REFUNDS	\$ (800.00)
POOL ~ PAVILION RENTALS	\$ 200.00
POOL ~ CONCESSION	\$ 2,200.00
POOL – SOCIAL EVENTS	\$ 200.00
TOTAL INCOME	\$ 69,045.00
<u>EXPENSE:</u>	
4 TH OF JULY	\$ 200.00
BANK CHARGES	\$ -
MISCELLANEOUS OTHER	\$ 1,400.00
POSTAGE	\$ 420.00
PRINTING	\$ 550.00
<u>PROFESSIONAL FEES</u>	
POOL MANAGEMENT COMP	\$ 5,600.00
PAYROLL PROCESSING	\$ 125.00
PURCHASES – SMALL EQUIPMENT	\$ -
<u>REPAIR/MAINTENANCE</u>	
COMPLIANCE REPAIR	\$ -
COMPUTER WORK	\$ 100.00
CONCESSION	\$ -
MISC. EQUIPMENT	\$ 600.00
BUILDING JANITORIAL	\$ 600.00
BUILDING STRUCTURES	\$ 100.00
GROUND	\$ 110.00
LAWN	\$ 3,000.00
POOL PERMIT	\$ 200.00
POOL EQUIPMENT	\$ 800.00
POOL STRUCTURES	\$ 2,100.00
TRASH REMOVAL	\$ 525.00
SOCIAL EVENTS	\$ 200.00
<u>SUPPLIES</u>	
OFFICE SUPPLIES	\$ 300.00
POOL CHEMICAL SUPPLIES	\$ 4,800.00
POOL SUPPLIES	\$ 100.00
<u>TAXES</u>	
FEDERAL PAYROLL TAXES	\$ 2,600.00
FEDERAL UNEMPLOYMENT TAXES	\$ 210.00
STATE UNEMPLOYMENT TAXES	\$ 105.00
<u>UTILITIES</u>	
ELECTRICITY	\$ 5,500.00
TELEPHONE	\$ 550.00
WATER	\$ 1,800.00
WAGES	\$ 36,450.00
TOTAL EXPENSES	\$ 69,045.00

BARRY GLASSMAN
HARFORD COUNTY EXECUTIVE

BILLY BONIFACE
DIRECTOR OF ADMINISTRATION



JOSEPH J. SIEMEK, P.E.
DIRECTOR OF PUBLIC WORKS

**DEPARTMENT OF PUBLIC WORKS
DIVISION OF HIGHWAYS**

April 25, 2019

Board of Directors
Box Hill Community Services Association, Inc.
2920 Strathaven Lane
Abingdon, Maryland 21009

RE: Laurentum Parkway

Dear Board of Directors:

The traffic study for Laurentum Parkway has been completed (copy attached). The County's Neighborhood Traffic Management Program (NTMP) requires that subject roads have a minimum score of 50 points before Level 2 measures (traffic control devices or physical measures such as speed humps) will be implemented. The recent study indicated that Laurentum Parkway has a score of 40 points and, therefore, does not qualify for Level 2 measures. The study showed that the 85% speed (i.e., the speed at which 85% of the drivers are traveling at or lower) was 33 mph. We will forward the results of the speed studies to the Sheriff's Department. You may be interested in contacting them for enforcement of the speed limit. Additionally, we will place our departments' speed display sign on Laurentum Parkway for a week this summer, which often increases compliance with the posted speed limit.

If you have any questions, you may contact this office at (410) 638-3545.

Sincerely,

Cheryl L. Banigan
Chief, Traffic & Transportation Planning

CLB/ kjs
Attachment

cc: Joseph J. Siemek, P.E., Director of Public Works
Jeffrey M. Stratmeyer, P.E., Chief Engineer
Henry Basta, Engineer Associate
Doug Klein, Engineering Records Technician
Michael Mason, Chief of Citizens Affairs
Jane Walker, Citizens Affairs Coordinator

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THIS DOCUMENT IS AVAILABLE IN ALTERNATIVE FORMAT UPON REQUEST

2019 Board of Election Results

Tom Trafton ~ 247 Votes

Anne Lyle ~ 242 Votes

Curt Huddler ~ 237 Votes

Robyn Kalwa ~ 208 Votes

1 Invalid Non Payment Ballot

1 Invalid for Ballot Incorrect

4 Invalid for Mail Returns

Write in Candidates ~ 2

Thank you to Theresa and her
Committee.



Free Yoga Classes For Box Hill Residents

Start your day in a positive way!

Yoga for all levels at 7:15 a.m.

Tuesday & Thursday

Location: Box Hill Barn by the pool.

Rain (Inside) or Shine (Outside)

Beginning, Tuesday, May 14th

For more information please contact:

Certified Yoga Instructor

Jane Saqib @ 410-569-1059

Or

Email saqibjane1@gmail.com



BOX HILL NORTH ANNUAL SPRING YARD SALE

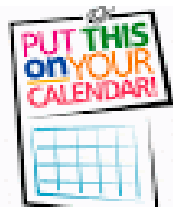
SATURDAY, JUNE 1, 2019

8:00 A.M. ~ 1:00 P.M.

RAIN OR SHINE

Set Up In Front of Your Property

Box Hill will advertise this event in the Aegis along with a sign at the Box Hill North entrance.



POOL NEWS

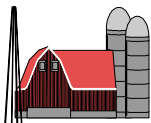
Pool Opens on Saturday, May 25th at
11:00 a.m.

Pool Rentals: \$225.00 for a Friday or
Saturday evening 8:15 p.m. ~
12:15 a.m. Lifeguard fees of \$50.00
per lifeguard are not included.

Payment Plan: Due by Friday, May 10th,
Balance due by Friday, June 28th.

Memberships received by May 13, 2019
will be entered in a raffle to receive half
membership refunded.





The Barnstormer

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

RETURN SERVICE REQUESTED

PRESORTED STANDARD

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2214 Old Emmorton Road, Suite 200
Bel Air Maryland 21015

Each Office Is Independently Owned and Operated.

Hi, I am Sam Palmer, resident of Box Hill North and Realtor with Keller Williams American Premier Realty. While I work in all of Maryland, my main focus is supporting our local community. My goal is to educate, connect and be social with our neighbors. I live here so I care deeply about the value and quality of our homes. Not only can I assist you in buying or selling your home, I am also a great resource for anything pertaining to real estate. So if you are looking to buy, sell or invest, or just need a recommendation for a good plumber, give me a call. I live here, I work here, I'm here for you!