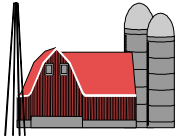


# August 2022 Barnstormer



## Barnstormer/Newsletter

2920 Strathaven Lane\*Abingdon\*MD\*21009

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

Email: [boxhillbarn@verizon.net](mailto:boxhillbarn@verizon.net) or Website: [boxhillnorth.org](http://boxhillnorth.org) or Facebook : [Box Hill North Community](https://www.facebook.com/BoxHillNorthCommunity)

### Office Hours

**Monday: 11:00 p.m. ~ 5:00 p.m.**

**Tuesday ~ Friday: 8:00 a.m. ~ 2:00p.m.**

### Townhouse Information

- Please be sure to place trash in trash cans and do not place out for trash until the evening before trash pickup.
- GFL contract only specifies that trash pickup is twice a week, no specific days are on the contract.
- We are scheduled for Monday and Thursday pick up, but the days may change.
- Same goes for Recycle Pick Up.
- Please refrain from placing any bulk trash items on Box Hill Common Grounds along the County Roads. Additional cost may be incurred to the HOA T/H expenses to remove discarded items.

### Maintenance Position on Box Hill

Box Hill North currently has an opening on our staff for a Maintenance position. This is a part time position with fluctuating hours.

Duties will include but are not limited to the following:

- Clean up debris & trash on common grounds
- Maintain & clean up miscellaneous areas
- Structural repairs as needed
- Minor repairs (lights fixtures, picnic tables, etc.)
- Paint touch-ups
- Water outdoor plants/flower beds
- Removal seasonal flowers

### Inside....

May 2022 Board of Director Minutes

June 2022 Board of Director Minutes

August 26<sup>th</sup> ~ Box Hill Back to School Bash Flyer

Dumpster Day ~ October 1, 2022

**Office Closed – Friday, Sept. 2<sup>nd</sup> & Monday, September 5<sup>th</sup>**



**Office will be on Vacation starting Friday, October 7<sup>th</sup> and will reopen on Wednesday, October 19<sup>th</sup> at 8:00 a.m.**

### Upcoming Meeting

**DRB** ~ Monday, September 12<sup>th</sup> @ 6:00p.m.

**\*By-Laws** ~ Monday August 23<sup>rd</sup> @ 7:30p.m.

**\*BOD** ~ Thursday, August 18<sup>th</sup> @ 7:30 p.m.

**BOD** ~ Thursday, Sept. 22<sup>nd</sup> @ 7:30p.m.

**T/H** ~ Wednesday, October 12<sup>th</sup> - @ 7:00 p.m.

**BOD** ~ OCTOBER MEETING CANCELLED

**\*Check Website for Sign In Information**

### Committee Chairpersons

**Building/Grounds** ~ Open

**By-Laws** ~ Pete Smith

**Social/Children & Teen** ~ Ashley Booth

**Design Review Board** ~ Jennifer Petrik &

**Andrew Patrick**

**Finance** ~ Michelle Zitterbart

**Pool** ~ Tami Killian-Sears

**Townhouse** ~ Daryl Blow

**Welcome** ~ Erica Metrock

### Board of Directors

John Kleinberg ~ President

James Walsh ~ Vice President

Theresa Conway ~ Treasurer

Marge Kleinberg ~ Secretary

Chris Frank ~ Director

### Little Library Box

Thank you Travis Warburton for building our Little Library Box that is located in the front of the barn office. Please feel free to browse & reload new books.



### Leisure Center Rentals

**Rental Fee** ~ \$175.00

**Security Deposit Required:**

\$100.00

**Capacity** ~ 73 People

**Hours** ~ 10 a.m. ~ Midnight

**Included** ~ Tables, Chairs, Oven,

Refrigerator, Microwave,

Cleaning/Paper Supplies.

***Events can be rented 6 months in advance. Call the Office.***

### Design Review Board Reminder

Before beginning **ANY** work to the exterior of your home and property you must submit a **Design Review Board Application** to the office. Applications can be downloaded on the Box Hill website: [www.boxhillnorth.org](http://www.boxhillnorth.org). The Board reviews applications once a month. Details can be found on our website. If you have any questions, please call 410-515-3958 or [boxhillbarn@verizon.net](mailto:boxhillbarn@verizon.net). Thank you.

# Committee Updates...

## WELCOME COMMITTEE.....

We are excited to announce that, after several years of inactivity, a new Welcome Committee has been established. The purpose of the Welcome Committee is to ensure that new community members feel welcome here, and that they have all the information they need to get the most out of this great community. The committee is currently gathering information and supplies to begin their welcome mission for new households. If you are interested in joining the committee, check the Box Hill North Community website, and the Facebook page for announcements about upcoming committee meetings.

## DESIGN REVIEW BOARD COMMITTEE...

Per Harford County: Portable Basketball Hoops are not permitted with the County roadway nor the adjacent County owned right-of-way. The County advises residents to remove the basketball hoops from the Harford County right-of-way which in most cases is 10 feet behind the curb.

## TOWNHOUSE COMMITTEE...

Longfellow Court and Keats Court will be repaved during the weeks of September 12 and September 19<sup>th</sup>. A flyer will be mailed to all residents before those dates. **Vehicles MUST BE REMOVED FROM THE COURT BY 6:00 A.M. OF THAT MORNING.**

## **Box Hill North Community Dumpster Day**

- Saturday, October 1, 2022
- Box Hill Parking Lot
- 8:00 a.m. ~ 11:00 a.m.
- LINEUP via Maidstone Lane onto Strathaven Lane. EXIT the barn parking lot via Strathaven Lane turning RIGHT.
- ***VOLUNTEERS ARE NEEDED!*** Call (410) 515-3958
- ***For: Box Hill North residents only!***

**RULES:** No commercial vehicle dumping! No dumping of items before 8:00 a.m. No car/truck tires, propane tanks, hazardous materials, chemicals, pesticides, or equipment with gas/oil still in them. No liquid paints/stains in cans/containers.

- ❖ Yard waste will be accepted. Tree limbs/sticks/brush must be cut into manageable sizes to be able to dump.
- ❖ HOA dues must be current with no outstanding violations or you will be turned away.
- ❖ A valid Driver's License ID showing your picture & address will be checked before you can dump your items.

## Box Hill North Board of Directors Meeting Minutes

5/19/2022

In Attendance:

John Kleinberg – President

James Walsh – Vice President

Sarah Walsh – Secretary

Theresa Conway – Treasurer

Marge Kleinberg – Director

Approximately 15 residents & committee chairpersons/ volunteers.

- I. Call to Order 7:30pm.
- II. Treasurer statement of balances. See attachment for full breakdown.
- III. Committee reports.
  - a. Children's/ Social – Ashley Booth confirmed the Summer Kick-off event is scheduled for 6/16. From 5-8pm, the pool will be open to all residents.
  - b. Townhouse – Next meeting is scheduled for Wednesday, June 15<sup>th</sup>.
  - c. Bylaws – Pete Smith confirmed the Board had approved the charge of the committee. A cursory orientation was done via an online meeting. Meetings are in the process of being scheduled. They will be virtual and open to all residents. Collaboration will be done with other committees.
  - d. Design Review – Andrew Patrick provided an update on the first Design Review meeting. All applications were approved.
  - e. Pool – Tami Sears reported that the pool committee is determining the expectations and organizing a full plan. Three gatekeepers were hired to date. Additional gatekeepers to be hired after completion of interview. There was a great turnout on applications and interviews have gone very well. A plan is being worked on for concessions. There will be collaboration with the social committee on summer events. Lifeguards will be trained on our pool rules and expectations for enforcement.
- IV. Old Business
  - a. Pool Update
    - i. Gatekeepers will be utilizing a new iPad check in procedure. Training will be conducted by Tom Jackson, the HOA IT Specialist.
- V. Old Business – Committees.
  - a. There has been an excellence turnout of volunteers. More are always welcome.
  - b. Committee meetings are in the processing of forming regular schedules for public meetings.
  - c. Meeting dates and times will be posted on the community Facebook page & website.
- VI. Old Business – Bookkeeper
  - a. Board is still in the process of looking for individuals or companies to assist with financial matters and procedures.
  - b. Companies are being researched to meet with in regard to possibly consolidating services under one entity.
  - c. The HOA will not be pursuing a path of a HOA management company due to preliminary findings regarding the structure of such entities.

VII. New Business

a. Trash contract.

- i. After examination of the current contract, cancellation is not an option. We are required to keep the contract through the end of 2023.
- ii. Residents are strongly encouraged to reach out to the Box Hill Barn email or alert Board members when issues occur, and trash is not collected so GFL management can be contacted.

b. Lawncare in townhouses.

- i. Contract examination is in progress.
- ii. Residents are strongly encouraged to reach out to the Box Hill Barn email or alert Board members when issues occur, areas are missed, and unsatisfactory work was done.

VIII. Groundskeeper

- a. The position is open. Ads have been placed in the Barnstormer, on Facebook and in the Aegis.

IX. Open Forum

- a. Pool drainage will be researched regarding concerns over drainage being pumped into the pond in previous years.
- b. MD State HOA to be thoroughly researched to ensure we are in compliance.
- c. Personal thank you for donation of yard sale signs.

X. Meeting called to close at 8:16pm.

## Box Hill North Board of Directors Meeting

6/23/2022

### Board Meeting Minutes

#### IN ATTENDANCE

##### BOARD OF DIRECTORS:

John Kleinberg, President  
James Walsh, Vice-President  
Sarah Walsh, Secretary  
Theresa Conway, Treasurer  
Marge Kleinberg, Director

##### COMMITTEE/CHAIRS REPRESENTATIVES:

Daryl Blow, Townhouse  
Andrew Patrick, Design Review Board  
Pete Smith, By-Law Committee  
Debbie Trafton, By-Law Committee

##### Residents:

Twelve (6 in person, 6 virtual)

- I. Call to Order – 7:32PM.
- II. Treasurer statement of balances.
- III. Committee Reports
  - a. Children's/ Social – Food trucks have been going very well. A Sip & Swap adult event has been planned for the Fall. A Sign-up Genius will be posted to ensure the Barn will not be over capacity. A crab feast is also being discussed.
  - b. Townhouse – Trash pick-up has become a major issue. GFL has had delays and cancellations several times over the past few weeks. Parking is going on in fire lanes as well as non-designated spots. Courts have been assigned to the committee volunteers to regularly be visited and examined for any issues.
  - c. Bylaws – The Board of Directors has approved the proposed charge of the committee. The committee will be examining the By-law section of the HOA handbook. Areas for examination will be inconsistencies in our existing Bylaws, MD State HOA requirements, MD Title II, HUD, Fair Housing, modernizing governance, etc. Meetings have been scheduled and will be posted on the community Facebook page and the community website.
  - d. Design Review – All applications were approved at the June meeting. One is pending a permit. The community has been divided amongst the committee volunteers for monitoring. Reported violations are in examination. Commercial trucks & basketball hoop regulations are to be reviewed to ensure consistency and legal requirements.
  - e. Pool – July 4<sup>th</sup> event is planned and volunteers are needed.
  - f. Welcome – Committee has met and will work with Joann on notification for new residents. Businesses are being contacted for coupons & possible gift cards.
- IV. Old Business – Bookkeeper
  - a. A new bookkeeper will not be hired. We will be keeping bookkeeping internal with Joann, our Office Manager, who has already been performing the bookkeeping tasks. Our Finance & Budget committee volunteer will work with Joann on modernizing procedures, streamlining time, obtaining a check scanner from our bank and additional duties as needed. They will also assist in purchasing an updated version of QuickBooks as our 2016 version is no longer supported. The new version is built in with a series of checks and balances and can be linked directly to our operating checking account to ensure accuracy
- V. Old Business – Pool Update
  - a. American Pool has not been responsive regarding issues and questions. They have not yet repaired the diving board and have given no estimated time of completion. The Board is escalating these issues to upper management at American Pool. Replacement baby pool tables & chairs were purchased. The

baby gate was repaired. The iPad check-in system was postponed until next year due to issues with the writing of the code and implementation.

VI. Old Business – Committees.

- a. Public meetings have taken place for all committees. All meetings are open to residents. Upcoming meetings will be posted on the official Facebook community page & website. Some will be virtual only. Volunteers are still welcome.

VII. New Business – Facebook Community Page

- a. A new official Facebook page is being created due to security issues with the current official page. The previous page will be blocked from any further activity and a final post made directing residents to the new page.

VIII. New Business – Website

- a. Website will be updated to be more user friendly and contain more information. A meeting with our IT Specialist will be scheduled to modernize the page & create a user-friendly interface.

IX. New Business – Groundskeeper Position

- a. A new groundskeeper has not been hired. There has been a lack of applications. A new Service Committee is being established for regular tasks such as trash pick-up, flower watering, etc. Until the committee schedule is in place, the Board of Directors will have designated days to clean up the common areas. Individual jobs such as small repairs, debris removal and foliage maintenance will be provided on a job-by-job basis through local maintenance individuals. Several have been recommended.
  - i. Marge Kleinberg reported several known issues that have been resolved. The county will be removing three dead trees on Box Ridge. The sinkholes on Box Ridge & Byron have been repaired and filled by the county.


X. New Business – Court Repairs

- a. Court street repairs have been reviewed and a priority list has been determined. The first priority courts are Keats & Longfellow based on imminent safety issues. Four paving companies have been contacted. Two bids have been provided to date. Decision will be made on the bids as soon as all have been provided as well as an estimated time of completion.

XI. Open Forum

- a. A report was made on a home in Burnley Court due to safety & health issues due to an empty pool. Design & Review will follow up immediately.
- b. Concerns were raised about inequalities with townhouses & single-family homes due to a lack of improvement options, prior under-presentation of townhouse homeowners on the Board of Directors and Design & Review restrictions. The Board of Directors, Bylaw committee, Townhouse committee and Design & Review committee will be examining the current practices. Landscape contract directives will also be reviewed in terms of what common townhouse areas are included.
- c. Feedback on the virtual platform was received. Observations were that it was difficult to hear at times. A closed caption option will be researched.

XII. Call of meeting to close. – 8:31PM



# BOXHILL BACK To SCHOOL BASH

26TH  
AUGUST  
2022

5-8PM

FACEPAINTING BY MS. ROBERTA

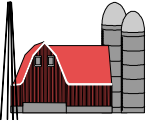
**SNACKS, MUSIC, GAMES, CRAFTS**

**GRAB SOME CHAIRS OR BRING A BLANKET, AND ENJOY  
THE NIGHT WITH YOUR NEIGHBORS.  
THE VOLLEY BALL COURT AND HORSESHOE PIT WILL BE  
AVAILABLE TO USE.**

Popsicles provided by the Social committee

**\$5 ADMISSION FOR NONMEMBERS TO THE POOL**





## ***The Barnstormer***

BOX HILL NORTH COMMUNITY NEWSLETTERS  
2920 STRATHAVEN LANE  
ABINGDON, MARYLAND 21009

RETURN SERVICE REQUESTED

PRESORTED STANDARD

U.S. POSTAGE

PAID

BEL AIR, MD 21014

PERMIT 1009

# **LLOYD'S LANDSCAPING**

- Grass Cutting
- Small Tree Removal
- Mulching
- Gardening
- Gardening
- Gardening
- Hedge Trimming
- Leaf Raking
- Snow Removal

**CALL REECE**

443-243-8547

ReeceLloyd22@gmail.com

Servicing Harford County



**L**loyd's  
Landscaping

