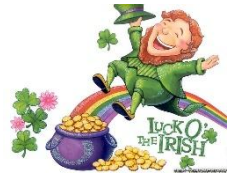


2025 MARCH BARNSTORMER



2920 Strathaven Lane * Abingdon* Maryland * 21009

Office (410) 515-3958 ** **Fax** (410-515-3962 ** **Email:** boxhillbarn@verizon.net

Hours: Monday 11:00 a.m. ~ 5:00 p.m., Tuesday ~ Friday, 8:00 a.m. ~ 2:00 p.m.

Website: boxhillnorth.org ** **Facebook:** Boxhill Barn HOA



Board of Directors

Paul Kessler – President
Sarah Walsh – Treasurer
John Kleinberg – Secretary

REMINDER: PLEASE REMOVE OUTDOOR CHRISTMAS DECORATIONS.

Upcoming Meetings

Board of Directors

- Thursday, March 27th @ 7 p.m.

Design Review Board

- Monday, March 17th @ 6 p.m.
- Monday, April 21, 2025

Inside...

2024 End of Year Treasurer's Report
December 19, 2024 Board of Director Minutes
2025 Approved General Budget
2025 Approved Mitchell Drive Budget
Policy Resolution No. 170 & 171 (Budgets)
Approved General Resolution No. 2024-12
Approved General Resolution No. 2025-1, 2025-2
Community Yard Sale ~ May 3, 2025
Spring Eggstavanza ~ April 6, 2025

If a resident would like to highlight a Box Hill Community member, please submit an article via e-mail and it will be published in the upcoming Barnstormer.

Committee Chairpersons

Building & Grounds ~ Open
Social/Children ~ Ashley Booth
Design Review Board ~ Andrew Phillips & Jennifer Petrik
Finance ~ Open
Pool ~ Shawn Sears
Townhouse ~ Judy Winters
Welcome ~ William Peck

2025 Board of Director Elections

The **Election Committee** is now being formed. We need at least 3 Volunteers to handle the duties. The Committee is to assure you that the ballots cast for the Board Elections are appropriately handled and correctly counted on Election Night, March 27th at 6:00 p.m. in the Box Hill Barn. Please volunteer by calling the Box Hill office at (410) 515-3958 or email: boxhillbarn@verizon.net

Sunday, March 9th



WELCOME NEW RESIDENTS

Alexander Escobar & Taylor Baxley ~ Browning Court
David Burch ~ Shelley Court
Robert Lopez ~ Tennyson Court
Daryl & Heather Stoltzfus ~ Boxthorn Road
Walfren Villeda ~ Byron Court
Stone & Kyla Carter – Kipling Court

BOX HILL COMMUNITY SERVICES ASSOCIATION

TREASURERS REPORT

AS OF DECEMBER 31,2024

General Checking Balance	\$12,351.13	These amounts are estimated
Townhouse Checking Balance	\$62,481.62	These amounts are estimated
Checking Account Balance	\$74,832.75	
	<u>General – 5 Banks</u>	<u>Townhouse – 4 Banks</u>
Money Market	\$550,710.90	\$531,044.22
	<u>OPERATING INCOME</u>	<u>OPERATING EXPENSES</u>
General	\$5,392.87	\$19,798.28
Pool	\$0	\$513.94
Townhouse	\$3,058.52	\$8,329.36
	<u>2024 Collected</u>	<u>2023 Prior Year/YTD - Collected</u>
General	\$224,377.41	\$11,596.63
Townhouse	\$127,948.54	\$13,363.96
Mitchell Drive (included in 2025 actual)	\$1,644.44	
Single Family (Open Invoices)	\$10,663.07	87
Townhouse (Open Invoices)	\$13,885.71	41
Open Invoices – Total	\$24,549.18	128
Single Family accts at attorney	\$9,362.27	6
Townhouse accts at attorney	\$10,634.15	5
Open Atty – Total	\$19,996.42	11
	<u>GENERAL</u>	<u>TOWNHOUSE</u>
2024 CD Reserves Contribution	\$42,587.00	\$16,520.00
2023 Prior Year Deposits	\$8,042.54 – Pool Income	
2023 Prior Year Deposits	\$11,640.63	\$13,363.96
<u>Capital Reserve Expenditures:</u>	<u>Replacement</u>	<u>2024 Reserves Spent:</u>
Pool Concrete – Montana Concrete		\$20,262.00
Pool Tables		\$682.72
Pool Umbrellas		\$529.88
Office Computer		\$847.99
T/H Storm Drains		\$1,770.00
Office Printer		\$325.57

BOX HILL COMMUNITY SERVICES ASSOCIATION, INC.
BOARD OF DIRECTOR MEETING MINUTES
DECEMBER 19, 2024

BOARD OF DIRECTORS

Paul Kessler – President
Sarah Walsh – Treasurer
John Kleinberg – Secretary

HOA MEMBERS

6 In- Person Attendees

- I. The meeting was called to order at 6:00p.m by Paul Kessler. Ms. Kennedy has retired from the Board of Directors. Paul has taken over as President, John will remain as Secretary and Sarah will step in as Acting Treasurer.

II. **Treasurer's Report as of November 31, 2024:**

- 108 Single Family accounts past due
- 52 Townhouse Family accounts past due
- 11 Past due Account in Attorney Office
- 2024 End of Year Treasurer's Report will be printed in the upcoming February Barnstormer.

III. **Committee Reports:**

- No reports have been submitted from Committee Chairpersons
- Townhouse Committee ~ Judy Winters (Present)
 - Hornets' nest reported on a tree located at the end on 2834 Meredith Court.
 - The tree has been trimmed along Carlyle Court.

IV. **Old Business:**

- Update from Harford County regarding June Flood. Paul read the respond Alexis received from the DPW regarding the flood. Information will be printed in the upcoming January Barnstormer.

Open Discussion:

- Discussion with a resident asked if there will be a follow-up meeting and how much is the Board doing to help with this situation along Boxthorn and Laurel Bush Road regarding the fallen trees.

V. **New Business:**

- **Second Amended Administrative Resolution No. 4.** (Included 6' Fences to All Single-Family Homes). Paul made a motion to approve, Sarah seconded. The board voted in favor.
- **General Resolution No. 2024-12: 2025/2026 Lawn Contract:** Questions regarding the trimming along the townhouse fences and how close to single family homes. The vote is tabled until next month.
- **General Resolution No. 2024-13: 2025/2025 Snow Contract:** Ortman's Landscaping, Inc. Paul made a motion to approve, John seconded. The board voted in favor. There was open discussion regarding the shoveling of the Townhouse Sidewalks. It is not in the contract to shovel the sidewalks/costs is a large extra expense.
- **General Resolution No. 2024-14: Office/Copy Printer:** Printer purchased from Staples in the amount of \$325.57. Paul made a motion to approve, John seconded. The board voted in favor.
- **General Resolution No. 2024-15: Casella Townhouse Trash Pick Up:** Increase in price from \$5,722.50 to \$5,894.70. Paul made a motion to approve, John seconded. The Board voted to approve.
- **2024 Audit Engagement Letter:** Frank Hajek & Associates, P.A. will be handling the 2024 Financial Audit. Paul made a motion to approve, John seconded. The Board voted in favor.

- **Policy Resolution No: 168 - 2025 Annual Budget:** Paul made a motion to approve, John seconded. The Board voted to approve.
- **Policy Resolution No: 169 – 2025 Annual Townhouse Budget:** Paul made a motion to approve, John seconded. The Board voted to approve.
- **Policy Resolution No: 170 – 2025 General Budget:** Tabled to next month for a vote. Budget has been revised. Will be printed in the January Barnstormer for Approval.
- **Policy Resolution No. 171 – 2025 Annual Service (Mitchell Drive)** Tabled to next month for a vote. Will be printed in the January Barnstormer for Approval.
- **Moon Bounces and Fire Pits During Rentals on Common Grounds:** Liability reasons we feel a fire pit is not recommended and any injuries with a moon bounce will fall on Box Hill Insurance. These two regulations will be printed in the Leisure Center Rental Agreement.
- **The Holiday House Decorating Contest will be held on Saturday, December 21st.**

All Resolutions will be printed in the upcoming January Barnstormer in detail.

VI. **Open Forum:**

- A Resident gave his concerns that he was not paid for his volunteer services many years ago. He was also discouraged about why the fireplace was taken out and not installing a pellet stove. Paul reported that it has violated safety protocols and a safety hazard. Insurance was also increased due to the fireplace insert.
- A resident wanted to know the update on a teens club in the Box Hill Community.

The meeting was adjourned at 7:10 p.m.

These were the minutes as recorded/written
By: John Kleinberg

Approved:
Approving Signature:
Attest:
Attest Signature:

2025 APPROVED GENERAL BUDGET

<u>BUDGET ITEM</u>	<u>BUDGET AMOUNT</u>
<u>INCOME</u>	
COURT SETTLEMENTS	\$ -
2025 GENERAL ASSESSMENTS	
(648 @ \$66.00 – GENERAL)	\$ 171,072.00
(210 @ \$66.00 – TOWNHOUSE)	\$ 55,440.00
(30 @ \$66.00 – MITCHELL DRIVE)	\$ 7,920.00
<u>INTEREST</u>	
FINANCE CHARGES/LATE FEES	\$ 3,000.00
INTEREST INCOME – CHECK ACCT./ATTY COLLECTED	\$ 275.00
INTEREST INCOME – RESERVES	\$ 4,000.00
L C RENTAL FEES	\$ 10,000.00
BARNSTORMER ADS	\$ 50.00
MISCELLANEOUS	\$ 1,000.00
SOCIAL – ADULT/CHILDRENS	\$ 50.00
VENMO POOL CONCESSION	\$ 0.00
LEGAL FEE REIMBURSED (BILLED)	<u>\$ 0.00</u>
TOTAL INCOME	\$252,807.00
<u>EXPENSES</u>	
BAD DEBT	\$ 1,000.00
BANK CHARGES	\$ 0.00
CONTRIBUTIONS	\$ 250.00
BUSINESS INSURANCE	\$ 22,000.00
ELECTION EXPENSES	\$ 700.00
MISCELLANEOUS OTHER	\$ 2,000.00
POOL SUPPORT	\$ 2,000.00
<u>POSTAGE</u>	
ADMINSTATION	\$ 3,200.00
BARNSTORMER	\$ 2,000.00
<u>PRINTING</u>	
ADMINISTRATION	\$ 2,800.00
BARNSTORMER	\$ 4,500.00
<u>PROFESSIONAL FEES</u>	
AUDIT/TAXES	\$ 11,000.00
LEGAL /DRB	\$ 0.00
LEGAL GENERAL	\$ 2,000.00
MANAGEMENT	\$ 1,000.00
PAYROLL PROCESSING	\$ 1,900.00
CREDIT CARD CHARGES	\$ 750.00
<u>REPAIR & MAINTENANCE</u>	
BUILDING – JANITORIAL	\$ 2,000.00
BUILDING – STRUCTURE	\$ 3,500.00
COMPLIANCE REPAIRS	\$ 0.00
CAMERAS	\$ 2,100.00
COMPUTER WORK	\$ 2,000.00
GROUNDS	\$ 6,000.00

2025 PROPOSED GENERAL BUDGET – Cont.

BUDGET ITEM

INCOME

REPAIR & MAINTANCE Cont.

LAWN	\$ 20,000.00
MISC. EQUIPMENT	\$ 500.00
OFFICE EQUIPMENT	\$ 1,000.00
RECREATIONAL AREAS	\$ 4,000.00
SNOW REMOVAL	\$ 5,000.00
TRASH REMOVAL	\$ 14,000.00
SOCIAL ~ CHILDRENS/TEENS	\$ 500.00
WELCOME	\$ 900.00
SUPPLIES OFFICE	\$ 4,000.00

TAXES

FEDERAL PAYROLL TAXES	\$ 4,000.00
FEDERAL UNEMPLOYMENT TAXES	\$ 120.00
PROPERTY TAXES	\$ 100.00
STATE UNEMPLOYMENT TAXES	\$ 300.00

UTILITIES

ELECTRICITY	\$ 6,000.00
HEATING OIL	\$ 4,500.00
PARKING LIGHTS	\$ 11,000.00
TELEPHONE	\$ 3,500.00
WATER	\$ 2,500.00
WAGES	<u>\$ 60,000.00</u>

TOTAL EXPENSES **\$214,620.00**

GENERAL RESERVES 2025 **\$ 38,187.00**

TOTAL EXPENSES/RESERVES **\$252,807.00**

2025 APPROVED MITCHELL DRIVE BUDGET

<u>BUDGET ITEM</u>	<u>BUDGET AMOUNT</u>
<u>INCOME</u>	
COURT SETTLEMENTS	\$ 0.00
2025 MITCHELL DRIVE SWMP (30 @ \$15.00/QUARTER)	\$ 1,800.00
<u>INTEREST INCOME</u>	
INTERST INCOME – RESERVE	\$ <u>0.00</u>
TOTAL INCOME	\$ 1,800.00
<u>EXPENSES</u>	
BAD DEBT	\$ 0.00
BANK CHARGES	\$ 0.00
MISCELLANEOUS EXPENSES	\$ 0.00
POSTAGE	\$ 0.00
<u>REPAIR & MAINTENANCE</u>	
GROUNDS	\$ 0.00
LAWN	\$ <u>156.00</u>
TOTAL EXPENSES	\$ 156.00
TOWNHOUSE RESERVES 2025	\$ <u>1,644.00</u>
TOTAL EXPENSES/RESERVES	\$ 1,800.00

POLICY RESOLUTION NO. 170
EASTABLISHG THE ANNUAL GENERAL ASSESSMENT
2025

WHEREAS, Article V of the Box Hill Declaration of Covenants and Restrictions creates an obligation for payment of assessments; and

WHEREAS, Article V, Section 2 of the Declaration charges the Board of Directors with setting the annual general assessment rate sufficient to meet the obligations imposed by the Declaration; and

WHEREAS, it is the intent of the Board of Director to establish such an assessment rate for fiscal year 2025.

BE IT RESOLVED THAT: the annual general assessment for fiscal year 2025 shall be fixed at two hundred sixty four dollars and zero cents (\$264.00) for each assessable living unit.

POLICY RESOLUTION NO. 171
ESTABLISHING THE ANNUAL SERVICE DISTRICT ASSESSMENT
2025

WHEREAS, THE Box Hill Supplementary Declaration of Covenants and Restrictions Parcel No. 1 creates an obligation for payment of assessments; and

WHEREAS, Article II, Section 4. of the said Declaration charges the Board of Directors with setting the Service District Assessment rate sufficient to meet the obligations imposed by the Declaration; and

WHEREAS, it is the intent of the Board of Directors to establish such an assessment rate for fiscal year 2025.

BE IT RESOLVED THAT: the annual Service District for fiscal year 2025 shall be fixed at fifteen dollars and zero cents (\$15.00) per Quarter for each assessable living unit in Parcel No. 1 (**HOA Residents on Mitchell Drive**).

GENERAL RESOLUTION NO. 2024 -12
2025/2026 LAWN MAINTENANCE SERVICES CONTRACT

WHEREAS Article VIII, Section 2. Of the Bylaws charges the Board of Directors to cause the Common Areas to be maintained in good, clean, attractive and sanitary condition, order and repair.

WHEREAS the Board recognizes that lawn maintenance in Common Areas is necessary to maintain the common areas in good, clean, and attractive condition

WHEREAS the Board intends procure one contractor to maintain lawn areas in both General Common Areas and Limited Common Areas.

NOW THEREFORE, BE IT RESOLVED THAT

The Board of Directors approves the contract to Ivy Hill Nursery Company, Inc. located at 1305 Enterprise Court, Bel Air, Md 21014 with the total amount not to exceed \$17,928.00 from the 2025/2026 General Operating Funds and \$22,632.00 from the 2025/2026 Townhouse Operating Funds in order to maintain laws in General and limited Common Areas of the Association.

GENERAL RESOLUTION NO. 2025-01
POOL OPERATION CONTRACT

WHEREAS Article VIII, Section 2. Of the ByLaws charges the Board of Directors to cause the Common Areas to be maintained in good, clean, attractive and sanitary condition, order and repair.

WHEREAS Maintaining the proper operation of the pool by a qualified and experienced company is important to maintain the pool in good condition, order and repair.

WHEREAS the Board intends procure one contractor to operate and maintain the physical plant of the pool.

NOW THEREFORE, BE IT RESOLVED THAT:

The Board of Directors approves the proposal from Clearwater Pools, Inc. located at 1301 Churchville Road, Suite D, Bel Air, Md 21014 for the total amount of \$9,500.00. The amounts will be paid from the Operating Pool Budget. The Board believes Clearwater Pools, Inc. will continue to provide a great value based of years of continued work with BHCSA, Inc.

ENERAL RESOLUTION NO. 2025-02
BATHROOM RENOVATIONS

WHEREAS Article VIII, Section 2. Of the ByLaws charges the Board of Directors to cause the Common Areas to be maintained in good, clean, attractive and sanitary condition, order and repair.

WHEREAS the Men's and Ladies Bathrooms in the Box Hill Barn need to be upgraded.

WHEREAS the Board intends procure on contractor to upgrade existing floors, light fixtures, vanities, mirrors, partitions, shower heads and faucets.

NOW THEREFORE, BE IT RESOLVED THAT

The Board of Directors approves the proposal from Flanagan's Renovations located at 205 Duncannon Road, Bel Air, MD 21014 for the estimated amount of \$42,000.00. The amount will be paid from Harford Bank General Reserves. The Board believes Flanagan's will continue to provide the best value for BHCSA, Inc.



POOL SEASON FAST APPROACHING



Box Hill is now hiring Lifeguards and Gatekeepers for the 2025 Pool Season.

- Applicants must have an outgoing personality with strong commitment to their work.
 - Must be at least 14 years of age for a Gatekeeper and 16 years of age for Lifeguard
- with a positive attitude and be a team player.
- Lifeguard Certification including First and CPR required.
 - Pool Operator is a plus. Salary based on qualifications.
- If interested, please contact the Box Hill Office or download the Pool Employment Application on the Box Hill website www.boxhillnorth.org.



SPRING YARD SALE

SATURDAY, May 3rd , 2025

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.

CHILDRENS' ENVIRONMENTAL CLUB

Do you have a kiddo who loves the outdoors? A fan of animals and bugs? Someone who wants to protect the earth? This is the club for them!

On the last Monday of every month, we will meet at the barn to work on environmental projects, do crafts, explore nature and everything it offers us.

Box Hill North stewards many natural areas including forests and the pond-these areas provide habitats for many animals. This club will help foster the love for nature and how to care for and maintain a beautiful community for them (and us!)

If your child is interested in joining, please note this is NOT a drop-off event. A parent must always accompany their child.

Hope to see you there.

Ashley Booth
410-209-0607

BOX HILL NORTH

CHILDREN'S ENVIRONMENTAL CLUB

13 years & under
(1 adult per child must be present at all times)

A CLUB FOR CHILDREN TO FOSTER THE LOVE OF NATURE, WHILE TAKING PRIDE IN THEIR COMMUNITY.

CRAFTS, GROUP ACTIVITIES (COMMUNITY CLEAN UP DAYS, BIRD WATCHING, ETC) NATURE WALKS/HIKING

Last Monday of the month 6pm

@ THE BARN

**FACE
PAINTING
BY ROBERTA**

BOX HILL NORTH'S

**SPECIAL
GUEST**

SPRING EGGSTRAVAGANZA

AT THE BARN/PLAYGROUND

APRIL 6TH, 2025

**VOLUNTEERS
NEEDED**

**DONATIONS
APPRECIATED**

10AM-12PM

EGG HUNT WILL BEGIN PROMPTLY AT 10:15

\$5/PER CHILD

VENMO @ASHLEYBOOTH1018

(USE FRIENDS & FAMILY)

PLEASE INCLUDE CHILD'S NAME

**REGISTRATION VIA CASH,
PLEASE DELIVER TO THE OFFICE**

**RECYCLE
THE EGGS
IN DESIGNATED BIN**

**DON'T FORGET
YOUR BASKET!**

**BE
RESPECTFUL**

HAVE FUN!

HAPPY EASTER!!

The Barnstormer

BOX HILLNORTH COMMUNITY NEWSLETTER
2920 STRATHAVEN LANE
ABINGDON, MARYLAND 21009

PRESORTED STANDARD

U.S. POSTAGE

PAID

BEL AIR, MD 21014

PERMIT NO. 1009

THINKING ABOUT SELLING YOUR HOME THIS SPRING?

As your neighbor and Realtor, I'm here to help guide you through every step of the process. Whether you're ready to list or just curious about the current market, I'm happy to provide insights tailored to our neighborhood. Feel free to reach out—I'd love to help you make the most of this spring's opportunities!

CONTACT ME!

SAM PALMER, REALTOR®

OFFICE: (443) 360 - 0086

DIRECT: (443) 414 - 8246

Sam@CompassHomeGroup.com

