

Winter 2021



Barnstormer/Newsletter

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Email: boxhillbarn@verizon.net or Website: boxhillnorth.org or Facebook : Box Hill North Community

Office Hours

Monday: 12:00 p.m. ~ 5:00 p.m.

Tuesday ~ Friday: 9:00 a.m. ~ 2:00p.m.

Inside....

September Board of Director Minutes

2022 Proposed General Budget

2022 Proposed Townhouse Budget

2022 Credit Card Option - Update

Upcoming Meeting

Board of Directors 12/16/21

(Residents Welcome)

@ 7:30 p.m. at the barn

Board of Directors

Curt Huddler ~ President

Robyn Kalwa ~ Treasurer

Anne Lyle ~ Corp. Secretary

John Kleinberg ~ Director

Chad Weaver ~ Director

Quarterly Invoices

Invoices are mailed out quarterly for the months of January ~ March, April ~ June, July ~ September and October ~ December. ***If you do not receive an invoice within the first month of that quarter, please contact the office.***

Payment Reminder

A \$15.00 Late Fee Charge is assessed on the 15th of the month of each quarter after the month the dues are invoiced.

Notification of HOA Dues Increase For 2022 General Fund Only

- ***General Assessment Dues will be increased in 2022 by \$3.00 per quarter.***

All 858 homes within Box Hill North (Single Family 648) & Townhouses (210) ***will see their dues increase from \$60.00 per quarter to \$63.00 or \$252.00 per year.*** Your dues pay for: upkeep of the barn building including all utilities and insurance, paid employees (full time manager, p/t janitorial lady, p/t handyman), common grounds upkeep (lawn mowing, tree care, flower planting, mulch of the beds), common grounds lighting, dumpster day, pond cleaning & fountain maintenance, recreational & common ground area upkeep (playground, pool complex, pavilions, bocce courts, horse shoe pits, beach volleyball court), pond, barn parking lot snow plowing, parking lot/multiple pathways asphalt upkeep, barn & common grounds concrete sidewalk maintenance, Box Hill North entranceway sign with surrounding area lighting/maintenance. **NOTE: If your bank automatically sends a check to Box Hill to pay your dues, please notify them of the \$3.00 increase per quarter effective January 1st, 2022.**

- **Townhouse Assessment Municipal Fund dues WILL NOT BE INCREASED IN 2022.** The \$159.00 per quarter for your Municipal Services plus your quarterly contribution to the General Fund of \$63.00 brings your quarterly HOA dues to \$222.00 (\$888.00 yearly). Again, only the General Fund portion of your dues will be increased from \$60.00 to \$63.00 beginning January 1, 2022. Your Municipal Fund dues pay for: trash pickup, electric streetlights, grass cutting, snow removal, storm drain upkeep (their cleaning and repair), maintenance/repair of asphalt parking lots and concrete curbs/sidewalks by your parking spaces and by your townhouse common grounds. **All townhouse courts and surrounding common grounds are considered private areas and at NOT maintained in any way by Harford County. The HOA maintains these areas.**

BOX HILL COMMUNITY SERVICES ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
SEPTEMBER 16, 2021

Directors Present:

Curt Huddler ~ President
Robyn Kalwa ~ Treasurer
Anne Lyle ~ Corporate Secretary
John Kleinberg ~ Director
Chad Weaver ~ Director

Members in Attendance: 15

Curt called the meeting to order at 7:36 p.m. in the Leisure Center of the barn.

Approval of Minutes: No new minutes to approve since there has not been an open public meeting since May 2021. Minutes from the May meeting were already approved and sent out to the community.

Treasurer's Report as of August 31, 2021:

Checking Account Balance: General ~ \$104,262.56, Townhouse ~ \$60,206.37
Money Market Balances: General ~ \$420,177.79, Townhouse ~ \$425,271.32
Operating Income: General ~ \$5,828.36, Townhouse ~ \$5,836.86, Pool ~ \$3,147.00
Operating Expenses: General ~ \$12,982.00, Townhouse ~ \$10,516.93, Pool ~ \$858.35
Accounts at Attorney: (18 accounts) \$26,620.37
Past Due: Single Family (93) \$19,300.18, Townhouse (48) \$24,482.93

Robyn gave her report and then asked if there were any questions. She then answered a few questions from residents. Anne made a motion to approve the Treasurer's report; Chad seconded. The Treasurer's report was approved by voice assent by all board members.

Committee Reports:

Design Review Board: Presently, the Board of Directors are reviewing and signing off on all applications. Volunteers are needed. Eight Design Review Board applications were received in August 2021. The following were approved: Siding, Paint Front Door/Shutters, Landscape Wall, Roof, Windows, and Railings. One application was disapproved for color change on a front door.

Old Business:

Towing: Curt went over the details concerning the proposed towing of vehicles in and around the townhouse courts. Residents would need to be officially notified by the Box Hill office in writing prior to towing being instituted. Details would need to be provided to the community. Maryland State law must be followed when working with towing companies. A no parking yellow painted zone will be done within the courts along with the posting of signs by the towing company or by Box Hill if it is cheaper. Stickers giving notice of a potential tow must also be placed on the vehicles per state law before the vehicles are towed. The board is finalizing the details and paperwork with the towing company. Residents will be kept updated. Curt also answered a few questions by some Shelley Ct. residents concerning red painted curbs and some old signs within the townhouse court. Discussion ensued. A resident has stepped forward to volunteer on Shelley Ct. and work with the board. Curt relayed that he is hoping to have towing in place by the winter to help alleviate the continual problems with parking. Another resident of Ruskin Ct. also stepped forward to volunteer to be a court representative. Curt thanked both residents.

Credit Cards: Curt relayed that the board has thoroughly discussed and agreed to go forward with a one-year trial of the option for residents to pay their HOA fees, barn/pavilion rentals and pool memberships with a credit card. AP Solutions, who is associated with our bank, Harford National, will most likely be selected going

forward. Curt also investigated a few other options recommended by our bookkeeper for not for profits like the Box Hill HOA, a Chicago based company called Braintree that deals with a mobile and web payment systems for e-commerce companies, and the feasibility of paying online through our own website. It is Curt's recommendation that AP Solutions is the most practical and safest way to go right now. Residents would at least have to absorb some associated processing fees of approximately \$3.99 per transaction. The association would also absorb some startup, annual, and monthly fees. Curt is working out the details and the community will be notified of all costs and fees associated with the credit card option and when this will go into effect. Joann will initially process and do the set up for residents. Box Hill will not be storing your data. Your data will be safe and secure through AP Solutions and Harford National Bank. Residents can still use cash and pay by check at no additional cost to them if they want to continue to do so. Robyn relayed that online banking can also be done, usually free of charge, through the resident's own bank. The bank will send a check directly to Box Hill. After the initial trial period of one year, the board will have to evaluate the situation based on how many residents want to use the credit card option and costs to the association. Curt opened the topic up for comment. A resident wanted to know if something could be set up via our official website for residents to pay directly. There are some security concerns to consider as the office does not want to store people's credit card information. Another resident also had questions about online fees and web-based payment via our website. Curt will give an update on the credit card option at the next board meeting in November.

New Business:

- **General Resolution No. 2021-02: (Replacement of Pool Office Door).** The Board of Directors approves the proposal from Lowe's in the amount 998.08 which will be transferred from Harford Bank General Money Market Reserves account into the Box Hill Checking Account for payment. Robyn moved to approve; Chad seconded the motion. The motion passes with voice assent from all board members.
- **General Resolution No. 2021-03: (Replacement of Pool Pump and Suction Manifold).** The Board of Directors approves the proposal from American Pool in the amount of \$8,919.54 (Pump) and \$850.00 (Suction Manifold) which will be transferred from Harford Bank General Money Market Reserves account into the Box Hill Checking Account for payment. Anne moved to approve; Robyn seconded the motion. The motion passes with voice assent from all board members.
- **General Resolution No. 2021-04: (Replacement of 20 Pool Umbrellas).** The Board of Directors approves the proposal from Home Store in the amount of \$1,271.70 which will be transferred from Harford Bank General Money Market Reserves into the Box Hill Checking Account for payment. Anne moved to approve; Robyn seconded the motion. The motion passes with voice assent from all board members.
- **General Resolution No. 2021-05: (Replacement of 30 Pool Adirondack Chairs).** The Board of Directors approves the proposal from Lowe's in the amount of \$663.99 which will be transferred from Harford Bank General Money Market Reserves into the Box Hill Checking Account for payment. Anne moved to approve John seconded the motion. The motion passes with voice assent from all Board members.
- **General Resolution No. 2021-06: Replacement of Security Camera Upgrade Project).** The Board of Directors approves the proposal from Avalon Computer for the estimated amount of \$3,000.00. The money will be transferred from Harford Bank General Money Market Reserves into the Box Hill Checking Account for payment. Anne moved to approve; Chad seconded the motion. The motion passes with voice assent from all Board members.

Playground Mulch: Curt relayed that the playground mulch needs to be replaced again. This is typically done on a yearly basis. We are in the process of obtaining two bids and will make sure the correct type of safe playground mulch is purchased and spread. A resident chimed in and added that the board should contact a local company such as Wirtz and Daughters to obtain a price. However, we would most likely need to round up some volunteers to spread it. The board thanked the resident. The community will be updated when a decision has been made.

Fence Bids: Curt relayed that the board is still reviewing fence bids to replace the old broken wooden split rail fence down by the pond by the dam. We already have a few bids to review but need some further information before going forward. The community will be updated when a decision has been made.

General Open Discussion from Members in Attendance:

A resident had some questions for the board concerning the language in the community documents concerning the number of the board of directors. There are various documents that state five directors and other documents that state up to nine directors. There is also language contained in the community documents that talk about officers and directors. Another resident chimed in and had similar questions. Curt relays there is some language in the community documents concerning officers and directors. He feels that the more volunteers helping the community, the better off we are. He feels that having more people share the workload, especially when many of the board members have other jobs outside of their board of director duties, is a very good thing. At that point discussion ensues between the board and the residents in attendance. There are also differing opinions between board members. John believes there should only be five directors. Anne relays that it is his opinion and discussions are still going on between board members about the topic. Chad and Robyn also comment. Curt relays that further discussion needs to occur, and a decision needs to be made before the next election.

A resident had concerns about some of her neighbors on her townhouse court and what can be done to address some trash and debris in their backyards that may be attracting some rodents. She feels this is causing a problem for her and her property, and feels it is a safety issue. Another resident chimes in and discussion ensues. The board explains that the health department can be contacted and will come out to investigate. Residents should feel free to call the health dept directly if the issue concerns their own individual house and property. The health dept. can cite individuals that are causing a problem if there is proof, and they can gain access a certain area to investigate. It is the homeowner's responsibility to hire a pest management company to address the issue if it involves treating the individual's home and property. The HOA cannot get involved in addressing and paying for services concerning a specific resident's property. The HOA deals with issues involving common grounds, parking areas, and design review board issues and complaints.

Anne made a motion to adjourn the meeting; Robyn seconded the motion. The motion was passed with voice assent with no objections and adjourned at 8:55 pm.

These were the minutes as written.
Submitted by J. Donato & Anne Lyle

Approved:
Approving Signature
Attest:
Attesting Signature:

UPDATE -- CREDIT CARD PAYMENT OPTION FOR 2022:

The Board is in the process of finalizing the credit card payment option with our bank and its vendor concerning payment of your 2022 HOA's, and other types of future payments (barn rentals, pool memberships, etc). Full details including all associated fees (both on your end and the HOA's end) will be included with your upcoming First Quarter Invoice for 2022 which will be mailed out in the beginning of December of this year. Please read it over. Cash and Checks will of course still be accepted at no additional charge to you if you decide that the credit card payment option is not for you. After you receive all the details, call the barn if you have any concerns and/or questions. Joann will try to assist you with the process.

<u>2022 GENERAL PROPOSED BUDGET</u>	2022 PROPOSED BUDGET
<u>BUDGET ITEM</u>	
INCOME	
COURT SETTLEMENTS	\$ -
2022 GENERAL ASSESSMENTS	
(648 @ \$63.00 ~ GENERAL)	\$ 163,296.00
(210 @ \$63.00 ~ TOWNHOUSE)	\$ 52,920.00
<u>INTEREST</u>	
FINANCE CHARGES/LATE FEES	\$ 1,500.00
INTEREST INCOME - CHECKING ACCT.	\$ 25.00
INTEREST INCOME - RESERVE	\$ 300.00
L. C. RENTAL FEES	\$ 7,600.00
BARNSTORMER ADS	\$ 100.00
MISCELLANEOUS	\$ 500.00
SOCIAL-ADULT/CHILDRENS	\$ 50.00
LEGALFEE REIMBRSED(BILLED)	\$ -
TOTAL INCOME	\$ 226,291.00
EXPENSE	
BAD DEBT	\$ 1,000.00
BANK CHARGES	
CONTRIBUTIONS	\$ 250.00
BUSINESS INSURANCE	\$ 13,000.00
HEATH INSURANCE	
ELECTION EXPENSES	\$ 700.00
MISC. OTHER	\$ 700.00
POOL SUPPORT	\$ 2,000.00
<u>POSTAGE</u>	
ADMINISTRATION	\$ 3,000.00
BARNSTORMER	\$ 1,700.00
<u>PRINTING</u>	
ADMINISTRATION	\$ 2,500.00
BARNSTORMER	\$ 3,000.00
<u>PROFESSIONAL FEES</u>	
AUDIT / TAXES	\$ 11,000.00
LEGAL GEN/DRB	\$ 1,500.00
MANAGEMENT	\$ 3,750.00
PAYROLL PROCESSING	\$ 1,500.00
CREDIT CARD CHARGES	\$ 750.00
<u>REPAIRS/MAINTENANCE</u>	
BUILDING - JANITORIAL	\$ 1,500.00
BUILDING - STRUCTURE	\$ 3,500.00
COMPLIANCE REPAIRS	\$ -
CAMERAS	\$ 2,000.00
COMPUTER WORK	\$ 800.00
GROUNDS	\$ 7,000.00
HVAC MAINT. CONTRACT COST/3RD YEAR	\$ 300.00
LAWN	\$ 20,000.00
MISC. EQUIPMENT	\$ 500.00
OFFICE EQUIPMENT	\$ 1,000.00

RECREATIONAL AREAS	\$	3,500.00
SNOW REMOVAL	\$	5,000.00
TRASH REMOVAL	\$	10,000.00
SOCIAL	\$	500.00
SUPPLIES OFFICE	\$	3,500.00

TAXES

FEDERAL PAYROLL TAXES	\$	2,500.00
FED. UNEMPLOYMENT TAXES	\$	65.00
PROPERTY TAXES	\$	100.00
STATE UNEMPLOYMENT TAXES	\$	300.00

UTILITIES

ELECTRICITY	\$	4,500.00
HEATING OIL	\$	4,500.00
PARKING LIGHTS	\$	10,900.00
TELEPHONE	\$	3,200.00
WATER	\$	4,500.00
WAGES	\$	<u>48,000.00</u>

TOTAL EXPENSES	\$	184,015.00
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GENERAL RESERVES	\$	<u>42,276.00</u>
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NET INCOME	\$	226,291.00
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Additional Information Concerning Current Year 2021:

Deposits have already been made to the General Reserve Fund:

- **2020 PRIOR YEAR GENERAL FUND DEPOSITS (JANUARY ~ SEPTEMBER) = \$10,046.46**
- **2021 GENERAL FUND RESERVES CONTRIBUTION DEPOSIT = \$21,762.50**

The remainder of the scheduled reserve fund contributions for 2021 will be made prior to the end of this year and will be noted in future Barnstormer newsletters.

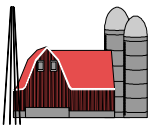
2022 TOWNHOUSE PROPOSED BUDGET	
<u>BUDGET ITEM</u>	2022 <u>PROPOSED</u>
<u>INCOME</u>	
COURT SETTLEMENTS	\$ -
INTEREST INCOME	\$ -
FINANCE CHARGES/LATE FEES	\$ 1,000.00
INTEREST INCOME - Reserve	\$ 300.00
MISC. INCOME	\$ 100.00
LEGAL FEE REIMBURSED(BILLED)	\$ -
2022 TH ASSESSMENTS (210 @ 159.00/QUARTER)	\$ 133,560.00
TOTAL INCOME	\$ 134,960.00
<u>EXPENSE</u>	
BAD DEBT	\$ 2,500.00
BANK CHARGE	
MISC. EXPENSE	\$ 100.00
POSTAGE	\$ 150.00
REPAIR / MAINTENANCE	
GROUNDS	\$ 6,000.00
LAWN	\$ 22,000.00
SNOW REMOVAL	\$ 18,000.00
LEGAL FEES	
LEGAL FEES - DRB	
TRASH REMOVAL	\$ 48,510.00
UTILITIES - PARKING LIGHTS	<u>\$ 7,000.00</u>
TOTAL EXPENSES	\$ 104,260.00
TOWNHOUSE RESERVES	<u>\$ 30,700.00</u>
NET INCOME	\$ 134,960.00

Additional Information Concerning Current Year 2021:

Deposits have already been made to the Townhouse Municipal Reserve Fund:

- 2020 PRIOR YEAR TOWNHOUSE MUNICIPAL FUND DEPOSITS (JANUARY ~ SEPTEMBER) = \$11,121.22
- 2021 TOWNHOUSE MUNICIPAL FUND RESERVES CONTRIBUTION DEPOSIT = \$17,780.00

The remainder of the scheduled reserve fund contributions for 2021 will be made prior to the end of this year and will be noted in future Barnstormer newsletters.



The Barnstormer

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

RETURN SERVICE REQUESTED

PRESORTED STANDARD
U.S. POSTAGE
PAID
BEL AIR, MD 21014
PERMIT 1009

2021 HOLIDAY HOUSE DECORATING CONTEST

*Judging will be on Saturday, December 11th
after dark around 6 PM. Homes will be judged
in the following categories: (Thanks Ilyse 😊)*

*Magical, Classical & Whimsical
Townhouse & Single Family Homes
Prizes will be awarded to the winners.*



Townhouse Trash Update

Christmas Day: No change in schedule

News Year Day: No change in schedule



"NO" Christmas Tree Pick Up!

Due to the staffing shortage at GFL, they do not have the manpower this year to provide this service. Disposal of Christmas trees can be taken to Harford County Yard Waste Disposal on Tollgate Road in Bel Air.

Thank You!

Board members Anne Lyle and Chad Weaver say "thank you" to Sean Kelly, Greg Collins, Drew Lyle, Tom Trafton, and Richard Conklin who were a huge help to them on *Dumpster Day*. We appreciate you!



Thank you to Anastasia Zack and all her volunteer workers for their hard work in making our *First Halloween Truck or Treat* a huge success this year. All attended looked like they had a great time.

Office Closed

Friday, December 10th
Thursday, December 23
Friday, December 24th
Monday, December 27th

