

## Welcome to Box Hill North

The Board of Directors and the Townhouse Committee of Box Hill Community Services Association (BHCSA) welcome you and your family to Box Hill North. We hope you find this guide to be a quick and helpful resource as it has been designed to acquaint you with the Community.

Box Hill North was developed in 1976 by Art Builders, Inc. and is one of the first planned Communities in Harford County. Over 858 homes envelope 217 acres; 210 of those homes re our Townhomes. The barn, pool, recreation area, pond and our nine (9) townhouse courts are the very center of our Community. We are confident you will find it advantageous to be centrally located.

### **Homeowner's Association (HOA)**

#### Board of Directors & Declaration of Covenants

BHCSA is governed by the Declaration of Covenants and administered by the 5-member Board of Directors. The entire HOA operates by the volunteer efforts of its residents ~ including the Board of Directors ~ who are elected each year. The Board of Directors meets on the third Thursday of every monthly at 7:30 p.m. Meetings are open to all residents.

Upon settlement, you should have received a current copy of the Covenants and By-Laws (renters: request a copy from your landlord). Contact your real estate agent or seller if you have not received your copy. (Up-to-date copies may be purchased at the Barn).

Briefly stated, the Covenants outline the responsibilities of the Board of Directors, Design Review Board, Homeowners, and list a variety of restrictions as well. Based on the Covenants, the Board of Directors are responsible to set and collect the general and parcel assessments.

Assessments are billed on a quarterly basis. All owners are required to pay the general assessments, which are used to maintain all commonly owned properties. In addition, the townhouse owners are billed a parcel assessment for all group services such as lawn maintenance, snow removal, trash removal, and other budgeted items. If you have not received an invoice, please contact the barn.

# WELCOME TO BOX HILL

## A Townhouse Guide



**BOX HILL COMMUNITY SERVICES  
ASSOCIATION, INC.  
2920 STRATHAVEN LANE  
ABINGDON, MD 21009**

### Overview of Services

Barn ~ (410) 515~3958

Fax ~ (410) 515~3962

E-mail ~ [boxhillbarn@verizon.net](mailto:boxhillbarn@verizon.net)

Website ~ [www.boxhillnorth.org](http://www.boxhillnorth.org)

Pool ~ (410) 569~8529

Facebook ~ Box Hill North Community

**BOX HILL ~ PRIDE INSIDE**

### Current Board of Directors

**Alexis Kennedy ~ President**

**Paul Kessler ~ Treasurer**

**John Kleinberg ~ Secretary**

### Committee Chairperson

- Barnstormer ~ Open
- By-Laws ~ Pete Smith
- Building & Grounds ~ Open
- Design Review Board ~ Andrew Phillips & Jennifer Petrik
- Finance ~ Michelle Zitterbart
- Playground ~ Open
- Pool ~ Shawn Sears
- Social/Children ~ Ashley Booth
- Townhouse ~ Open
- Welcome ~ William Peck

### TELEPHONE NUMBERS

- Emergency ~ 911
- Bel Air Police ~ (410) 638-4500
- Sheriff ~ (410) 838-6600
- Bel Air Library ~ (410) 638-3151
- WSJ School ~ (410) 638-3900
- Patterson Mill ~ (410) 638-4640
- Abingdon Library ~ (410) 638-3990
- Box Hill Pizzeria ~ (410) 569-1788
- Fortunato Brothers ~ (410) 569-1100
- Szechuan Express ~ (410) 569-3506

## AREAS ON YOUR COURT

### Each Court has its own Nuances

Two numerous to mention~but as important~ each court has its own nuances. For instance, some courts have an annual picnic or yard sale, while others have a “court cleanup day” where everyone pitches in to make the parking areas and/or common ground more presentable. You are not obligated to take part in these events, but it is a wonderful opportunity to become acquainted with your neighbors.

### Use of Limited Common Ground

Limited common ground is the grassy area between and around townhomes. As residents, you and your family may use this area for gatherings. Due to the varied size of such ground, please be respectful of neighbors by cleaning up toys and litter after each use and by keeping the level of noise to a minimum.

### Use of Facilities

**Leisure Center** ~ (The Barn) The center may be reserved for a nominal fee (plus a refundable security deposit) for your parties. The center holds 73 people, and has tables, chairs, fireplace and a full kitchen.

**Recreation Area** ~ A volley ball net, two bocce courts and two horseshoe pits are located near the Barn/Pool along the Pavilion. Call the office (Barn) for more details.

**Pool Season** ~ Memorial Day to Labor Day. Fees vary according to membership. The pool may be rented for an additional fee for your private parties.

**Playground** ~ Located near the Barn/Pool. Open from dawn to dusk.

All facilities are open to Box Hill North residents who are current on their assessments. Call the office for additional details.

Box Hill North has a variety of events throughout the year and as many committees. Volunteers are often needed and we encourage you to get involved.

**Once Again, Welcome to Box Hill North**

### Barnstormer

The Barnstormer is a monthly newsletter mailed to all residents and owners. The newsletter is designed to keep all residents informed on any issues, meetings, activities, etc.

### Design Review Board

The Board’s charge is to regulate the external design and appearance of all properties. Any exterior changes to your property **must first have** the Design Review Board’s approval. Application for changes can be picked up at the Barn. Board meets monthly on Tuesday’s at 7:00 p.m. in the barn the week of the Board of Directors meeting.

### Townhouse Committee

The Townhouse Committee serves to facilitate the group services contracts as well as address any issues regarding townhouse courts and properties. Although court representatives have committed their time for the betterment of their court, all residents are encouraged to join the monthly meetings. See Barnstormer for dates/times.

### Townhouse Services

#### Lawn Service

The lawn service contract duration is April through October and includes the cutting of grass in the front of each townhome as well as the general and limited common areas. Most contracts include edging and trimming, but may vary from year~to~date. It is the resident’s responsibility to satisfactorily maintain the grass in the rear yard, to trim tree limbs to allow for a six-foot high walking area, and to keep shrubbery trimmed. Toys and other obstructions should be removed from the lawn to allow the contractor to fulfill his obligation.

#### Snow Removal

The county does not maintain our townhouse courts; therefore, snow removal (and any other court maintenance) is at the expense of townhouse owners. Contract language varies but usually highlights snow removal at certain heights, may provide salt/sand/chemical applications, and may provide for the snow to be shoveled from community owned sidewalks. It is the resident’s responsibility to remove snow from the walkway leading to/from front door and to clear/clean parking areas. Never park your car in such a manner, which prevents the contactor from performing his duties.

### Trash/Recycling Days

Currently, trash is picked up twice a week on Monday and Thursday, excluding holidays. We ask all residents to: store trash bags, cans or containers in the rear yard of the home throughout the week and to place the trash and recyclables out front no later than 4:00a.m. the day of pick up. We take pride in our community and feel that storing trash containers in the front yard not only distracts from the aesthetic quality of our community but also encourage both domestic and wild animals to rummage through the refuse.

**Bulk items will be picked up curbside but requires a call ahead and an additional fee.**

Once a year BHCSA sponsors Dumpster Day where residents may utilize several dumpsters to dispose of bulk items.

Harford County recycles curbside by using blue recycle containers.

### Number of Parking Spaces

Two spaces are available for your use, both are marked. Visitor parking is available on a limited basis. You are not guaranteed parking should you have more than two vehicles, nor are your guest necessarily guaranteed parking on your court. However, you and your guest may utilize the nearest county road for parking.

### Areas Not Assigned for Parking

By design the townhouse courts are different, though each has areas where parking is not permitted. Some courts have even elected to paint red or stripe those particular areas. It is imperative for these areas to remain open, as they have been reserved for fire/ambulance, mail delivery, or for traffic turn~around. However, tempting, we ask you to observe and respect the no-parking areas and to remind your guests of the same.