

February 10, 2021

Original Northwood Association

Open Board Meeting

February 2021

Attendance: Richard Skolasky (President), Glenn Paisley (Vice President), Jenn Spratt (Treasurer), Margo Madsen (secretary), Mary Stevens (Covenant), Lena Bonds (Co-Covenant), Zhan Kaplan (Maintenance), Joe Mertz (Safety), Carla Paisley (Communication)

Meeting start 7:35pm

Review & Approve January Meeting Minutes - Mary sent through comments, updates were made. Richard calls for motion to approve. Jen motions, Glenn seconds – all approved.

1. President's Report

- a. There have been some changes in board members:
 - i. Whitney Visker stepped down and Carla Paisley has taken over as our communications chair.
 - ii. Lena Bonds has joined the covenant committee as our new co-chair. She is a real estate agent so will be a beneficial addition to the team.
- b. We are in the process of transferring from g-mail accounts to a google workspace account. The benefits of this include: better access to the accounts across the board, more intuitive names, and more security in names. All of the emails will be their board title followed by @originalnorthwood.org – please be patient with transition.
- c. Upcoming dues letters will be coming out soon. Those on Pay HOA should have already received these.
- d. For next year's board elections we will use a similar online voting system though probably using Google Forms). Need panel nominations committee for people to run for fall – traditionally a role take on by vice president – current board members consider running again – also think about running
- e. Jen will now give us a summary of the most recent GNCA meeting, as she represented ON. Jen: January 16th was the GNCA quarterly meeting –the President of GNCA was not able to attend, there was no quorum as only two voting members were present. Cory Devins attended as a guest who was representing Shining Willow Charter School, they are working to get city approval for Waldorf style public charter school in GNCA, specifically looking at New Northwood. The presentation was on the process moving forward, as well as

their relationship with the private Waldorf School. Also, the GNCA is looking to fill multiple positions if anyone is interested: recording secretary, Pen Lucy and Endor Gardens trustee, and treasurer. There was also discussion of concerns with dumping in the medians on Loch Raven and the Alameda, if you see someone dumping trash in the medians please call 311 or try to record their license plate numbers.

2. Vice President's Report

- a. We are still taking suggestions for our annual dues letter campaign, and ways to entice people to join our organization – if anyone wants to take part or has suggestions please reach out.
- b. Glenn will take on the role to get people to run for board in the fall –with the goal of increasing involvement and increasing neighborhood voices.
- c. Odette Ramos is including us on the report that she is submitting to the city to get speed cameras in our neighborhood.

3. Treasurer's Report

- a. As of the end of January we reached 33% of neighbors as dues paying members: Southview is on top at 49% of households and Deepwood is at 46%
- b. Joining forces with the GNCA on pay HOA is proving very efficient. Although there have been a few comments that it is confusing that our non-required dues are being displayed with GNCA's required dues. To clarify ONA does not require dues. If you do not want to be a member, you can select not to pay ONA.
- c. We have had \$2700 come in, and roughly \$2700 out, including: \$330 for legal fees and \$2500 for maintenance work improvements
- d. Our current balance is \$16550
- e. We are working on collecting receipts and info to possibly have some of the work we have done paid back by GNCA funds.

4. Covenant Chair

- a. In the last Month January 13, 2021 – February 9, 2021 the Covenant Committee and Board received five (5) Applications for Exterior Alterations:

1229 Southview: Replacement Windows – Approved

4027 The Alameda: Replacement Windows – In Process

4051 The Alameda: Synthetic Slate Roof – In Process

1004 Argonne: Replacement Windows – In Process

1004 Argonne: Parking Pad – In Process

4123 Westview: Pool and Fence – In Process

5. Communications Chair

- a. Carla from Roundhill, our newly installed communications chair says HELLO
- b. Planning to re-vamp all of our social media accounts to make the sites more approachable and accessible to get our community to engage in discussion.
- c. The plan is to reach residents who shy away from social media as well through postcards. Richard suggested physical locations for hard copies of newsletters as well. We have the tiny library on Westview with a second location coming to Roundtop. While waiting for Roundtop we will make a makeshift attachment to the pole.
- d. Discussion of reinstating block captains to do door to door delivery of newsletters.

6. Maintenance Chair

- a. Last month the boulevard garden work on Argonne to improve visibility was completed and definitely helped improve the view.
- b. The Baltimore tree trust confirmed that we are first on their list for spring planting. With estimates of planting between March 15-25th. Miss Utility has checked all the properties and approved the locations. Closer to planting they will flag the locations and we will put notice out on next door to notify the community.
- c. For spring we will look for a sign maker to replicate our historic sign to place at Loch Raven and Havenwood. As well as mulching the common areas.
- d. We are will working out watering logistics for the sign garden
- e. Solar lights have been added to the sign garden

7. Safety Chair

- a. City just bought new speeding cameras – Oddette Ramos has put us forward as a possible location- no idea on time frame but will keep the community up to date
- b. Mirror project for alleys – in progress
- c. NE police district is posting monthly newsletters to next door and hosting monthly meetings the 4th Thursday of the month at 7pm. Last month's meeting had a lot of guests and good information for anyone who is interested.

8. Social Chair

- a. We will have a Tea tasting with Cuples Tea in March via Zoom
- b. Cooking demos are being planned in April/May via Zoom
- c. Wine & Cheese party may be moved to May/June so that we can have it socially distanced outside. Last year The Wine Source gave us a list for wine and cheese, we had a sommelier leading the virtual event.
- d. We will plan summer events in line with public health recommendations

Richard update: A house on Argonne was hit by tow truck, the house is boarded up now. We used go fund me to raise money from the community and Odette Ramos got them emergency housing. There were no injuries. We are trying to move forward and make the house habitable again – owner is currently in Africa and having a hard time getting home. The adjuster, a former resident of ONA, is working to make sure it stays compliant to the neighborhood architectural guidelines as it is rebuilt and will stay in contact with the covenant. Structural engineers will be in to evaluate – will continue to update.

Floor open to questions/ comments:

Q: Carolyn Jewell: There have been design changes to Northwood Commons. They have completely eliminated the middle walk way of the shopping center and moved McDonalds directly across from our neighborhood. Do we have any weight in this?

A: Richard will reach out to the GNCA board. The developer did enter into deal with us for approval. Richard will also alert Ryan Dorsey and have the trustees' talk to the developer.

Gina Clay, Northern District Community Liaison: gclay@stattorney.org (443)263-8120
Junior States Attorney Program

- 1. Program Registration: January 25th with a deadline of March 19th
 - a. Those selected will be interviewed March 22nd- April 2nd

- b. Finalists will be notified: April 9th
 - c. Program Duration: June 28th- August 6th
 - d. Hours: Monday- Friday: 9:00am -3:00pm
 - e. Contact: Shalik Fulton, Youth Coordinator, 410-387-6619 or sfulton@stattorney.org
2. YOU'RE NOT ALONE. TOGETHER WE'RE STRONGER: As we know that since COVID there has been an increase in domestic violence. The SAO is aware that these are dangerous times for victims. If you are a victim or witnessed abuse the ASO is here to help. We have services available to assist you. Call 1-877-SAO-4TIP. The tip line is checked on a regular basis and all calls can remain anonymous. Please let me know if you have any questions.

Reminder: Our next meeting is the 2nd Wednesday of March (March 10, 2021).

Ideas to spread the word:

- Spread the word on walks!
- Yard signs to remind folks of upcoming board meetings
- Stabilize link - create QR code
- Use zoom rather than google meets? Carla and Richard will work on accessibility

Hearing no other questions comments or accolades - Motion to adjourn passes.

Meeting End 8:38

Original Northwood Association Treasurer's Report, February 2021

A. SUMMARY OF DUES PAYMENTS

Street	# of Houses	2020 DUES PAID (thru Sep 2020)		2021 DUES PAID thru 28 February 2021		
		Cumulative (corrected)	%	Cumulative	%	Current
Argonne	50	22	44%	16	32%	1
Deepwood	37	21	57%	18	49%	1
Eastview	10	5	50%	3	30%	1
Havenwood	19	12	63%	8	42%	1
Kelway	16	4	25%	5	31%	0
Loch Raven	15	8	53%	6	40%	1
Northview	70	34	49%	27	39%	2
Roundhill	33	17	52%	15	45%	3
Roundtop	8	3	38%	3	38%	0
Southview	39	17	44%	19	49%	0
The Alameda	57	17	30%	11	19%	2
Westview	41	23	56%	16	39%	3
Totals	395	183	46%	147	37%	15

B. CURRENT MONTH BANK RECONCILIATION

Bank beginning balance (Checking & Savings combined)

\$16,659.28

Revenues

2021 Dues \$585.84
 Administrative \$0.10
 Social

Interest earned on Savings Account

Total Revenues

\$585.94

Expenses

Administrative \$204.00
 Communications
 Covenant \$10.85
 Maintenance \$820.00
 Safety
 Social
 Contingency

Post Office box renewal through Feb 2022
 Registered letter
 Argonne blind curve cleanup

Total Expenses

\$1,034.85

Ending balance :

\$16,210.37

Bank ending balance :

Checking: \$ 3,365.11

Total: \$ 16,210.37 (Confirmed)

Savings: \$ 12,845.26

C. YEAR-TO-DATE BUDGET ANALYSIS (FY 2021 running OCTOBER - SEPTEMBER)

Category	BUDGET / ANTICIPATED		ACTUALS		NET (Budget minus Actual)
	Expenses	Revenues	Expenses	Revenues	
Current Year Dues		\$7,200	\$0.00	\$5,046.73	(\$2,153.27)
Administrative	(\$100)	\$0	(\$244.00)	\$120.65	(\$23.35)
Communications	(\$500)	\$0	\$0.00	\$0.00	\$500.00
Covenant	(\$2,000)	\$0	(\$1,128.40)	\$0.00	\$871.60
Maintenance	(\$5,000)	\$0	(\$7,746.67)	\$0.00	(\$2,746.67)
Safety	(\$200)	\$0	\$0.00	\$0.00	\$200.00
Social	(\$3,000)	\$2,000	(\$936.00)	\$0.00	\$64.00
Contingency	(\$100)	\$0	\$0.00	\$0.00	\$100.00
Totals	(\$10,900)	\$9,200	(\$10,055.07)	\$5,167.38	(\$3,187.69)