

March 10, 2021

Original Northwood Association

Open Board Meeting

March 2021

Attendance: Richard Skolasky (President), Glenn Paisley (Vice President), Jen Spratt (Treasurer), Margo Madsen (Secretary), Mary Stevenson (Covenant), Lena Bonds (Co-Covenant), Zhan Kaplan (Maintenance), Joe Mertz (Safety), Carla Paisley (Communication), Jason Drennan (Social)

Review & Approve February Meeting Minutes – Mary has already provided edits – No other corrections needed - Mary moves to approve – Glenn seconds – vote passes with no no's or abstaining. Margo will send to minutes to President and Communications chair.

President's Report

- 1) The GNCA meeting hosted their quarterly meeting this past Saturday March 6th. Mark Renbaum, the developer for Northwood Commons was there to provide the following updates: They plan to turn over the pads for development by the end of April to McDonalds, Fulton Bank and Lidl. Tenants will build out from there. McDonalds expects their demo and building process to take 4 months. Fulton bank expects to be done late this year. Lidl's build out projection is 9 months, putting it in late first quarter of 2022. Morgan University is working on a three story public safety building between the current Morgan building and shops. Renbaum (?) also confirmed other tenants: Chipotle, Tropical Café, Barnes and Noble, IHOP, Sunny's Sub, Wingstop, as well as a beauty supply shop and a nail salon. They are placing an emphasis on walkability. The shopping center will have outdoor dining space and bike racks.
- 2) The next GNCA meeting will be June 19th.
- 3) The board is working to transition to our new google platform.

Treasurer's Report

- 1) [ONA_Treasurer_Report_Feb2021.pdf](#)
- 2) Fifteen new households paid dues in February bringing us up to a 37% participation rate for the neighborhood. Four streets above 40% membership.
- 3) Expenses in February were: renewing our post box, sending out letters, final payments for the grounds clean-up.
- 4) At current we have \$16,000 in bank
- 5) Our financial reports for Federal and Maryland state taxes have been submitted - no taxes owed.
- 6) Working on reimbursement requests to GNCA

Social Chair

- 1) Lynnette Dodson has lined up an amazing assortment of trucks for us. A food truck will be at the corner of Havenwood and Kelway every Wednesday starting March 24th through August. Details will be posted on our social media.
- 2) Other upcoming events include:
 - i) Virtual tea tasting end of March beginning of April
 - ii) Wine & Cheese Tentative date of May 22nd – outdoor space with presentation by sommelier. (We are looking for large outdoor space, backyard – please let us know if you are interested in hosting!)
 - iii) Newcomer's Party - Looking at dates in July for a barbeque
 - iv) Blocktoberfest in the Fall

Safety Chair

- 1) Alley mirror project is still in the works – please let us know if you have any ideas or experience that may help this project
- 2) NE police report that package thefts have dropped precipitously

Maintenance Chair

- 1) Late next week or early following tree planting will start- once a date is confirmed it will be shared on nextdoor.com.
 - 2) Alert: Upcoming cicadas pose a risk to young ornamental and fruit trees, netting young ornamental and fruit trees is advised. The Tree Trust feels the cicadas will pose no threat to the young oaks being planted.
 - 3) A neighborhood clean-up will be scheduled as the weather allows to clean up mashed leaves in curbs blocking proper drainage.
 - 4) Keep an eye on nextdoor.com – as the weather warms up common area clean ups will be planned.
 - i) Will the board be supplying the much for the Roundtop Circle?
 - 5) No dumpster days are currently scheduled, but they are in the works. The dumpsters will be hosted on Havewood this year as it is much easier for placement/ removal.
 - 6) Concern of overgrowth issues and visibility issues leaving the alley on the Alameda. Our Deed does state that it is the property owner's responsibility to maintain sightlines. We will issue a letter from the board.
- **Action item:** Discuss with board how to address property maintenance issues in a clear and consistent way.

Covenant Chair

[2021 March 10 OPEN SESSION_Covenant Chair Report.docx](#)

- 1) We have two applications for Exterior Alterations pending votes from the board
- 2) 1001 Argonne - A parking pad was built partially on City property. We have filed a violation notice on Pay HOA and given the owners a deadline of late this month before we pursue legal action. The City has been notified as well. Odette Ramos is assisting in resolving with City agencies.
- 3) Argonne, house hit by tow truck update - The owner still out of the country working to return. Temporary housing is being provided for the family who was living there as it remains uninhabitable. The insurance adjuster is working on getting structural engineers out to evaluate the damage.
- 4) 4109 Westview, vacant house update- someone has moved in, the back yard has been cleaned up, we believe it is being rented.

Communications Chair

1. Trying to regain access to the website and social media accounts
 - a. Rich has access to website and will work with Carla to get full access
2. Community has not been receiving meeting notices- we will work to spread awareness through media accounts as we regain access.
3. Newsletter update: Spring issue can be ready in a matter of days – funding is available – we have a printer we have used in the past.
 - a. Chairs are encouraged to contribute any information they would like to have included.
 - b. Mail or hand deliver? Mail should be reserved for official business – we will continue to hand deliver newsletters.
4. We will reach out via social media to see if there is interest in restarting our Block Captains program. If we do restart we will need a chair person to be in charge of the block captains.

Open Floor Discussion:

- Next month is our quarterly meeting, we will ask Mark Renbaum to speak, along with elected officials and police groups.

Gina Clay, Northern District Community Liaison:

Contact info: gclay@stattorney.org and (443)263-8120

- Reminder- the Junior States Attorney program deadline is approaching, March 19th. This is a paid summer position through Youth Works.

- 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.

- Most recent indictment – An off duty, ununiformed officer in training pulled over car full of girls and tried to coerce them into letting him get in the car and go with them to their destination. He showed his badge and gun, the girls left and a chase ensued. He has been indicted on 11 counts.

- Please feel free to reach out and engage with me about any issues in your neighborhood big or small. I will follow up on indictments. Especially stories from news stories that you may not hear the outcome of.

** Action item: The board will set aside time for Gina at future meetings.

Councilperson Ryan Dorsey

- Brought up to date on the house that built a parking pad on public property – board will provide photos of violation. Dorsey will follow up and get inspectors out to review the property.

- Striping and Flex Posts: Dorsey will follow up with DOT about striping by Westview and Argonne now that weather is warming up.

- Speed cameras: Community would like to be considered for speed cameras. Unfortunately there is poor data on crashes in our neighborhood as people don't call police they call towing. Community reports cars get destroyed monthly. One neighbor records all the crashes, we will try to connect them with Dorsey's office.

Dorsey stated that Maryland state law requires three rules be met regarding traffic cameras : placement has to be within half a mile as the crow fly's of school, they can only operate during certain hours (school hours year round) , and can only triggered at 12 miles over speed limit. St.Elizabeth's on Argonne qualifies us for the location requirement. Dorsey will look into furthering our request.

- Harford road bridge update: The plan is still to reopen November 2021. The project did fall behind schedule due to weather and a misestimating of how much rock needed to be blown out. Orders have been passed allowing the contractors to increase their work hours to keep on schedule. The striping plan was recently revised to be more intensive than previously planned. If it gets too cold to do thermoplastic before November, temporary barriers will be put in and the project will be completed in spring of 2022. The updated plan is for one lane of travel each way

for single passenger vehicles, a southbound bike lane, a southbound dedicated bus lane, a northbound multi use multidirectional trail. Vehicle traffic will continue to be deterrred around Lake Montebello. Similar plans are underway for the Mayfield neighborhood.

· Please sign up for my Weekly email updates – follow this link to sign up for the email list <http://eepurl.com/hh4KrT> – please send me messages with things you would like included.

Mary motions to adjourn, Jen second, all in favor. Motion carries.

8:47 end

Original Northwood Association Treasurer's Report, March 2021

A. SUMMARY OF DUES PAYMENTS

Street	# of Houses	2020 DUES PAID (thru Sep 2020)		2021 DUES PAID thru 31 March 2021		
		Cumulative (corrected)	%	Cumulative	%	Current
Argonne	50	22	44%	17	34%	1
Deepwood	37	21	57%	18	49%	0
Eastview	10	5	50%	3	30%	0
Havenwood	19	12	63%	8	42%	0
Kelway	16	4	25%	5	31%	0
Loch Raven	15	8	53%	6	40%	0
Northview	70	34	49%	27	39%	0
Roundhill	33	17	52%	17	52%	2
Roundtop	8	3	38%	3	38%	0
Southview	39	17	44%	21	54%	2
The Alameda	57	17	30%	12	21%	1
Westview	41	23	56%	18	44%	2
Totals	395	183	46%	155	39%	8

B. CURRENT MONTH BANK RECONCILIATION

Bank beginning balance (Checking & Savings combined)			\$16,210.37
Revenues	2021 Dues	\$320.00	GNCA fees mistakenly sent to ONA (returned below); BOA interest
	Administrative	\$20.41	
	Social		
	Total Revenues	\$340.41	
Expenses	Administrative	\$20.30	Transfer of GNCA payment mistakenly sent to ONA Legal services thru Jan 2021; registered letter
	Communications		
	Covenant	\$1,170.15	
	Maintenance		
	Safety		
	Social		
	Contingency		
Total Expenses	\$1,190.45		
Ending balance :			\$15,360.33
Bank ending balance :	Checking: \$ 2,514.96	Total: \$ 15,360.33 (Confirmed)	
	Savings: \$ 12,845.37		

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	\$5,366.73	(\$1,833.27)
Administrative	(\$100)	\$0	(\$264.30)	\$141.06	(\$23.24)
Communications	(\$500)	\$0	\$0.00	\$0.00	\$500.00
Covenant	(\$2,000)	\$0	(\$2,298.55)	\$0.00	(\$298.55)
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	(\$11,245.52)	\$5,507.79	(\$4,037.73)