

April 08, 2020

Original Northwood Association

Board Meeting

April 2020

Present: Richard Skolasky (President), Paul Miller (VP), Kerry Spence (Secretary), Jen Spratt (Treasurer), Mary Stevenson (Covenant), Jeffrey Carroll (Maintenance), Lynette Dodson (Social), Eric Dodson (Communications)

Absent: Shequila Purnell-Saunders (Social), Haywood Wilson (Safety), Lauren Devine (Social), Katrina Raysor (Social)

Convene: 7:06pm

1. Review & Approve February Meeting Minutes- Approved

2. Review & Approve March Meeting Minutes- Approved

a) With noted adjustments

i) MHT to present loan & tax credit programs at June Quarterly

ii) Crosswalks correction- MD Dept. of Transportation to assess & paint crosswalks & provide crosswalk crossing signs, not state law signs.

3. President's Report

a) GNCA Financial Update

i) GNCA Financial report- ONA funds currently: \$19,847.54

b) Northwood Commons Update

i) Abatement & demolition has begun

ii) Community Benefits Agreement was negotiated under Jess Kupper

iii) Developer's lawyers have asked that we not enforce some of the subdivisions of deed. Developer was concerned that some of the language within the Community Benefits Agreement could keep some tenants from operating. Feel it could be limiting. GNCA has agreed to some language being stricken, but other language has been kept.

c) 4010 Loch Raven & Southview- Open Lot

i) Loch Raven- owner is interested in selling

(1) Would community want to buy?

(2) What are the implications to our taxes, liability, etc...

ii) Southview- someone interested in buying, but scared off by covenants- thought no new construction was allowed.

d) May Board Meeting

i) If Zoom meeting RS will post a link for community participation, but only host will be able to share screen.

Action Items:

Reach out to Ryan Dorsey to inquire about when the alley paving will occur

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4. **Vice President's Report**

- a) 90 for 90
 - i) Timing crucial- think of ideas and then determine the right time to implement
 - ii) LD is willing to consult

Action Items:

90 For 90 ideas & implementation

5. **Treasurer's Report**

- a) Having been receiving a good amount of dues
 - i) South- 34% paid
 - ii) North- 39% paid
 - iii) Total of 146 paid dues
 - iv) North is the Block Party winner!

6. **Secretary's Report**

- a) Reviewed & corrected contact list- KS to update to Google Docs

7. **Communication's Report**

- a) Newsletter
 - i) Some neighbors don't want new items in their mail during this pandemic
 - ii) Sent via Mail Chimp
 - iii) On Website
 - iv) On Nextdoor
 - v) Consider alternate ways in the future
 - (1) Paper copy is preferred during normal times
 - (2) During pandemic, electronic is the best we can do
 - vi) Do not place newsletters in mailboxes. Mail slots or doors are okay
 - vii) Eric to send due dates for articles earlier so everyone has more time to submit article information. Next Newsletter will print 6/21. Article information needed by 6/14.

Action Items:

Communicate block party winner

8. **Covenant's Report**

- a) Recent applications- waiting on board responses
- b) Violation Status
 - i) MS is working with a contractor currently working on a house in the neighborhood to supply information for approval.
 - ii) Discussion w/ attorney today- will gather information regarding approach and pricing to work on our behalf.
 - iii) Flipper who settled on a property without informing buyers- MS has been in touch with the current owners- two situations currently.
- c) Bus Stop was moved from the corner of Loch Raven & Argonne to further down Loch Raven. No trash can is present & trash piling up. Dodson's to send photos to RS to share with GNCA.

9. **Maintenance's Report**

- a) Mayor's Cleanup and March Dumpster has been canceled
- b) JC has reached out to landscaper about common areas

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- i) To walk common areas and determine a price for maintenance.
- c) Tree survey
 - i) JC to set up a date to walk (JC, MS, RS)

Action Items:

Walk common areas w/ vendor & get quote

Tree Survey w/ vendor, JC, RS, MC

10. Safety's Report

- a) Drug Activity on Havenwood
 - i) RS reached out to police
 - (1) Neighbors need to call 911 and make a report, or they are not aware
 - (2) Police will put on patrol route
- b) Rental property nuisance on Kelway- entry to house w/ gun
 - i) Working w/ elected officials & police department to monitor house

11. Social Chair's Report

- a) Wine & Cheese- hosted by Lena Bonds, April 25th, 7-10pm- reached out to Lena about moving to June- not heard back.
 - i) \$800 Budget
 - ii) 3 Red, 3 White
 - iii) \$20 non-members, \$15 members, \$5 for non-drinkers
- b) Garden walk- hosted by Garden Club, May 17th
 - i) No plant sale this year
- c) Neighborhood Cleanup, June 20th
- d) Block Party- June 27th, 1-5pm
 - i) \$1,700 Budget
 - ii) Need to file for permits
 - iii) Discuss whether or not to have bracelets for dues paying members. LD to discuss with Social committee and determine if someone want to manage this process.
 - iv) Contest based on highest dues paying area of neighborhood to determine the location of the party.
- e) Newcomers party, Emily's House, September 15th, 2-5pm
 - i) \$1100 Budget
 - ii) Collect donations for dues
- f) Oktoberfest, hosted by Haywood, Date, Time-TBD
- g) Misc Ideas- not paid for by ONA
 - i) Dinner En Blanc- dress in white and bring your own food & drink
 - ii) Bourbon, Whiskey & Cigars- March thru October, each street would host. Bring your own whisky and cigars
 - iii) Encourage neighbors to use this pandemic to get out and cleanup their yards. Promotes mental health and neighborhood beauty. JC & ED to work on language for a post on Facebook or Nextdoor.

Action Items:

Create a post re: individual yard clean-up for Facebook & Nextdoor

Adjourn: 8:23PM

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Original Northwood Association Treasurer's Report, March 2020

A. SUMMARY OF DUES PAYMENTS

Street	# of Houses	2019 DUES PAID (thru Sep 2019)		2020 DUES PAID thru 31 Mar 2020		
		Cumulative (corrected)	%	Cumulative	%	Current
Argonne	50	11	22%	13	26%	0
Deepwood	37	10	27%	16	43%	1
Eastview	10	0	0%	5	50%	1
Havenwood	19	5	26%	8	42%	2
Kelway	16	1	6%	4	25%	0
Loch Raven	15	5	33%	5	33%	1
Northview	70	11	16%	23	33%	2
Roundhill	33	9	27%	13	39%	2
Roundtop	8	2	25%	2	25%	0
Southview	40	6	15%	16	40%	0
The Alameda	57	2	4%	9	16%	0
Westview	41	10	24%	18	44%	1
Totals	396	72	18%	132	33%	10

B. CURRENT MONTH BANK RECONCILIATION

Bank beginning balance (Checking & Savings combined)		\$20,652.98
Revenues	2020 Dues	\$580.00
	Other Dues and Administrative	\$0.30
	Social	
	Total Revenues	\$580.30
Expenses	Administrative	
	Communications	
	Covenant	
	Maintenance	
	Safety	
	Social	
	Other	
	Total Expenses	\$0.00
Ending balance :		\$21,233.28
Bank ending balance :	Checking: \$ 3,189.64	Total: \$ 21,233.28 (Confirmed)
	Savings: \$ 18,043.64	

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

Category	BUDGET / ANTICIPATED		ACTUALS		NET (Budget minus Actual)
	Expenses	Revenues	Expenses	Revenues	
Dues		\$6,125	\$0.00	\$5,298.80	(\$826.20)
Administrative	(\$100)	\$0	(\$181.00)	\$333.81	\$252.81
Communications	(\$500)	\$0	(\$562.40)	\$0.00	(\$62.40)
Covenant	(\$100)	\$0	(\$14.70)	\$0.00	\$85.30
Maintenance	(\$100)	\$0	\$0.00	\$0.00	\$100.00
Safety	(\$200)	\$0	\$0.00	\$0.00	\$200.00
Social	(\$5,000)	\$1,000	(\$866.06)	\$200.00	\$3,333.94
Contingency	(\$100)	\$0	\$0.00	\$0.00	\$100.00
Totals	(\$6,100)	\$7,125	(\$1,624.16)	\$5,832.61	\$3,183.45