

July 14, 2021

Original Northwood Association

Open Board Meeting

July 2021 - Quarterly

President Richard Skolasky (left early), Secretary Margo Madsen, Treasurer Jenn Spratt, Communications Chair Carla Paisley, Covenant Chair Mary Stevenson, Safety Chair Joe Mertz, Maintenance Chair Zhan Caplan (joined late)

1. Review & Approve June Minutes
  - a. Jen motioned to approve, passed, all “yes”, no abstain, no “no”
2. President’s Report
  - a. We are moving towards more in person events. Hoping to move back to in person meetings at the YMCA once they finish construction.
  - b. Big Thank You to Carla and Lynette for sending out newsletters.
  - c. The GNCA and constituent neighborhoods have filed constitution bylaws with the Maryland HOA Depository. This provides legal standing and acts as a resource for title companies and buyers.
  - d. I encourage everyone to attend GNCA meetings. One of the topics covered that affects all of our neighborhoods is the Northwood Commons construction. The grocery store, bank, and McDonalds have all been turned over to owners for their construction to begin. All going to plan for a Spring 2022 opening.
3. Vice President’s Report
  - a. Recruitment for next year's board for fall elections are underway. If you are interested please reach out to Glenn.
  - b. Hoping to send out a list of candidates on August 1st, elections will be held during the September meeting, voting will be done online.
4. Treasurer’s Report
  - a. [ONA Treasurer Report 2021-06 june.pdf](#)
  - b. Report is posted monthly and will be in the newsletter.
  - c. We are currently at 44% participation rate. Southview at 64%, Deepwood 57%, Roundhill 55%. We are very pleased with the level of participation.
  - d. \$200 collected in dues, \$165 collected from the Wine and Cheese night.
  - e. Expenses - \$200 communications budget, \$425 maintain public spaces and pocket parks and sign gardens, \$1,300 on the Wine and Cheese night and garden walk.
  - f. Balance is \$21,321
5. Covenant Chair
  - a. [July 14, 2021 OPEN SESSION Covenant Chair Report.docx](#)
  - b. [Synopsis of Changes and Architectural Guidelines PROPOSED+REVISIONS JUNE+2021 +v6.25.2021.pdf](#)

6. Communications Chair
  - a. Thank you everyone for checking our social media.
  - b. Please take photos for us to share of our community.
  - c. Noticing more messages on Facebook and Instagram. Lots of messages of people interested in our community and events.
  
7. Maintenance Chair
  - a. Community Clean-up planned for Saturday July 17th from 10-11am, meeting at Roundhill/Argonne.
  - b. Ryan Dorsey and Dept of Transport - line down near a sign that belongs to the City, they are working on taking it down.
  - c. 1008 Argonne, broken sidewalk - follow up with the city for safety.
  
8. Safety Chair
  - a. The Mirror project is still underway.
  - b. Please share any community concerns.
  
9. Social Chair
  - a. Kids Summer Movie night - August
  - b. Neighborhood Garage Sale - August
  - c. Blocktoberfest - October
  - d. Food trucks still on Wednesdays
  
10. Discussion of proposed revisions to the Architectural Guidelines:

Mary Stevenson: The Covenant Committee has proposed updates to the architectural guidelines. We posted the board approved revisions on June 29th. We will be receiving comments from the community tonight, then will review these comments and will vote to approve the finalized version at our August meeting. Once approved, they will be posted to the ONA website and filed with the ONA documents in the HOA Depository in the Baltimore City Land Records.

The vast majority of changes made were to clarify the document as it has been revised in piecemeal over the last 30 years. We tried to edit for flow and organization and revise confusing language. The major substantive changes were:

- Deleting the line "These are not regulations." and replacing it with "Each application will be reviewed on its own merit. The guidelines are not comprehensive."
- Addition of a subsection including the December 2020 letter
- Sliding doors not permitted
- Fencing height - 5 ft max, case by case
- Roofing material info on flat roof/ garage roofs - Specific to the townhouses 4111-4155 Alameda
- Railings section added
- Parking pads and sidewalks must be poured concrete exposed aggregate.

11. Meeting opened to comments at 7:55 pm

- What is the consequence of violations?
  - Ultimately, we can go to court. We try contacting the owner multiple times before taking it that far, but we do have legal standing. Priority is based on ONA resources, i.e. what violations do we have, how long has the issue been outstanding, the severity of the violation. Roofs make up the majority of cases taken to court, but fences and additions have been as well. Violation letters are posted to the property's GNCA HOA account. The GNCA will inform the Title company when a property sells and an outstanding violation will prevent the Title from being cleared for transfer, preventing the sale.
- What Percentage of votes is needed to pass new rules?
  - As indicated in the December 2020 letter issued to all ON homeowners, to change an architectural guideline a community member would have to propose an amendment to the Covenant Chair. The chair and Covenant Committee would then review and give their recommendation to the board. Then the board has to vote. The vote is a simple majority, so with a board of 9, 5 "yes" votes means a motion passes. Any change to the Deed has to be approved by a majority of all residents of the seven constituent neighborhoods that form the GNCA and can only be done at certain times, the next opportunity is 2025.
  - \*\*Suggestion: Can we form a sub-committee for possible 2025 changes to the Deed? Bring the system forward to the 21st century, start now looking at ideas for changes to the Deed. Look into subsidizing projects.
  - We do not have a large fund to pull from - approximately \$20,000 total, no large-scale subsidization program would be possible. In addition, subsidizing individual homeowners may be against the Deed or HOA law. The only way to increase revenue is raising dues. Which has been attempted in the past but was not taken kindly to by the community.
- How are newcomers informed about the Deed and covenants, the Board and Architectural Guidelines?
  - It is not ONA or the GNCA's obligation to inform people of the Deed and covenants. That falls on the seller and title company per MD law. In addition, purchasers are required to contact the GNCA to verify all HOA dues have been paid and at that time the GNCA also out the Deed, the ON Architectural Guidelines and a copy of the Application for Exterior Alterations. Although we are not required to do so, we also act proactively by contacting the realtor when a property is listed for sale to be sure they are aware. Welcome packs are still going out, just possibly backlogged.
- Proposed changes to the architecture guidelines.
  - The proposed revisions and synopsis were emailed to 200+ residents and owners and posted on our social media accounts two weeks ago. At that time, we asked people to review and come to this meeting with comments on those revisions. We are required to get public comment, then re-discuss and finalize at the August 2021 Board meeting.
- Can we revise the accepted roofing materials? The exclusion of roofing materials other than slate or simulated slate feels very narrow.

- A community member would have to give us a detailed proposal on suggested materials - steps for a proposal are in this proposed set of guidelines, page 6 outlines the process. Slate has longevity, historic context, and maintains integrity and property value. Asphalt roofs were briefly allowed in the 90's due to catastrophic events which caused mass failure of some roofs at a time when slate roofing cost to home value ratio was high and before synthetic slate was available. When viable synthetic slate products were available, the Guidelines were amended (2002) to no longer permit asphalt shingle roofs.
- Solar roofs are not currently under consideration. The Board does not have resources to do significant research on this product. Any consideration of such a product would have to take historic context and compatibility into consideration.
- It should be noted that The Maryland Historic Rehabilitation Tax Credit Program does permit synthetic slate to replace asphalt shingles as an eligible expense as long as the original roof on the house was slate. We added links to the MHT program, which can assist homeowners in defraying the cost of significant items such as roofs, windows, masonry repair – even mechanical systems.
- The guidelines do allow for metal roofs at porches and minor roofs such as bay windows and vestibules.
- Too many LLC owned houses in ONA - 68 houses at current count. There are too many renters in the community.
  - We cannot legally prevent home-owners from renting out their houses. We can get a group together to go door to door and talk to community members and try to get them more active in the community. Rental properties do have a higher instance of poor maintenance and yard up-keep.
- ONA does not have mandatory dues so we are not an HOA. The GNCA is an HOA.
- Why was the Deed language regarding Subdivision XI cited in the introduction of the Guidelines?
  - We have always had this citation in the Appendix of the Guidelines. We repeated it in the introduction to remind homeowners of their legal obligations and the consequences of violations. The section regarding entering onto an owner's property to abate violations may not be upheld under current law, but as far as we know the Board has never attempted to enforce this clause literally, instead we have gone to court to seek injunctive relief. Just because one part of the Deed is not enforceable under current law does not make the whole Deed invalid or mean that we do not have an alternative recourse.
- There is a perception that the Board membership has been limited to certain parts of the community. The Alameda feels left out of the guidelines, as it was a later build. The guidelines don't make sense for all parts of the neighborhood.
  - A new Board is elected every September and it is always a challenge to find people to stand for election and to join committees. All ONA members are eligible to stand for election and be on the Board and we encourage people to get involved. If you are interested in running for a Board position, contact ONA Vice President Glenn Paisley at [vicepresident@originalnorthwood.org](mailto:vicepresident@originalnorthwood.org).
  - The semi-detached houses in the 3900 – 4100 blocks of the Alameda homes were built in 1954, but they were built by the Roland Park Company and to the same standards as the rest of the homes in ON, including slate roofs.
- If the community has specific legal questions about the GNCA and/or ONA, please send them to the President at [president@originalnorthwood.org](mailto:president@originalnorthwood.org) and we will forward to our attorney for response and we will have him attend a future board meeting such as the Annual board meeting in September.

12. The Covenant Chair Mary Stevenson asked if there were any objections to the proposed revisions to the Guidelines. There were no objections.

Meeting concluded at 8:58pm.

Community Attendance List:

Diahn Allen

Emily Weber

Lynnette Dodson

Paula Clark

Rhonda Grandy

Scott Purnell-Saunders (ON Resident and GNCA President)

Tee Leach

Tegra Featherstone

Willie and Colleen Robinson

## Original Northwood Association Treasurer's Report, July 2021

### A. SUMMARY OF DUES PAYMENTS

Street	# of Houses	2020 DUES PAID (thru Sep 2020)		2021 DUES PAID thru 31 July 2021		
		Cumulative (corrected)	%	Cumulative	%	Current
Argonne	50	22	44%	20	40%	0
Deepwood	37	21	57%	21	57%	0
Eastview	10	5	50%	3	30%	0
Havenwood	19	12	63%	9	47%	0
Kelway	16	4	25%	5	31%	0
Loch Raven	15	8	53%	7	47%	1
Northview	70	34	49%	30	43%	0
Roundhill	33	17	52%	18	55%	0
Roundtop	8	3	38%	3	38%	0
Southview	39	17	44%	25	64%	0
The Alameda	57	17	30%	15	26%	0
Westview	41	23	56%	18	44%	0
<b>Totals</b>	<b>395</b>	<b>183</b>	<b>46%</b>	<b>174</b>	<b>44%</b>	<b>1</b>

### B. CURRENT MONTH BANK RECONCILIATION

Bank beginning balance (Checking & Savings combined)

\$21,322.65

**Revenues**

2021 Dues \$40.00

Administrative \$0.11

Social

Maintenance

Dues received

Interest earned

**Total Revenues**

**\$40.11**

**Expenses**

Administrative

Communications

Covenant

Maintenance \$63.20

Safety

Social

Contingency

Northwood sign area trim; Refreshments for Clean-up day

**Total Expenses**

**\$63.20**

Ending balance :

\$21,299.56

**Bank ending balance :**

*Checking:* \$ 8,173.75

*Total:* \$ 21,299.56 (Confirmed)

*Savings:* \$ 13,125.81

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

Category	BUDGET / ANTICIPATED		ACTUALS		NET (Budget minus Actual)
	Expenses	Revenues, Reimb.	Expenses	Revenues, Reimb.	
Current Year Dues		\$7,200 revenue	\$0.00	\$6,126.73	(\$1,073.27)
Administrative	(\$100)	\$0	(\$264.30)	\$345.50	\$181.20
Communications	(\$500)	\$0	(\$228.96)	\$0.00	\$271.04
Covenant	(\$2,000)	\$2,000 reimb.	(\$5,763.55)	\$1,950.00	(\$3,813.55)
Maintenance	(\$5,000)	\$5,000 reimb.	(\$8,864.87)	\$8,567.00	(\$297.87)
Safety	(\$200)	\$0	\$0.00	\$0.00	\$200.00
Social	(\$3,000)	\$2,000 revenue	(\$2,491.05)	\$825.00	(\$666.05)
Contingency	(\$100)	\$0	\$0.00	\$0.00	\$100.00
<b>Totals</b>	<b>(\$10,900)</b>	<b>\$16,200</b>	<b>(\$17,612.73)</b>	<b>\$17,814.23</b>	<b>(\$5,098.50)</b>