

August, 2021

Original Northwood Association

Open Board Meeting

August 2021

President Richard Skolasky, Secretary Margo Madsen, Communications Chair Carla Paisley, Covenant Chair Mary Stevenson, Maintenance Chair Zhan Caplan(joined late), Social Chair Jason Drennan

1. Review & Approve July Minutes - Edits are needed – we will update and vote via email
2. President's Report
 - a. Updated architectural guidelines were discussed in the last meeting and will be voted on in this meeting.
 - b. Northwood Commons is filling up, all open space has been leased.
 - c. I was on a call last night with the developer of Northwood Commons and other community leaders. Morgan State University has an initiative called "Morgan Mile " with the goal to positively impact communities within a mile of Morgan State. The Hillen road and Coldspring corridor, where the laundromat and 7-11 currently are, is up for lease renewal in 2026. The plan is to demolish those buildings and develop senior apartments –similar to Stadium Place on 33rd. They would like to make that area more walkable and accessible – I suggested they include the Alameda and Loch Raven in that plan to improve walking and biking ability and improve the tree canopy. I will continue to provide updates as this plan progresses.
 - d. New treasurer at GNCA is sending monthly reports – we have had a busy year with legal and maintenance – in July we are just shy of \$14,000. Most of our budget has gone to legal admin fees and maintenance projects.
 - e. Reminders for GNCA and ONA dues have been sent from Pay HOA.
3. Vice President's Report
 - a. Upcoming elections – We will hold elections for the new board at our September meeting. Emails will be going out soon. There are multiple positions open and we always like new blood and more participation. Please reach out with any questions to me at vicepresident@originalnorthwood.org
4. Treasurer's Report (Treasurer Jen Spratt was unable to attend meeting)

- a. [ONA Treasurer Report 2021-07 july.pdf](#)
- b. Maintenance and covenant costs are up from last year, but we did lots of work and won a legal case.
- c. \$21,300 current balance

5. Covenant Chair

- a. [Preview attachment August 11, 2021 OPEN SESSION Covenant Chair Report.docx](#)
- b. Last month we processed 8 applications.
- c. Please make sure you are using our updated emails – we will update the application with the new information.
- d. Vote on Architectural Revisions – sent out en masse, posted on our media and website. When we discussed them at last month's meeting there were no objections to the proposed revisions.

**Motion to approve from Mary, Margo second motion, All approved, no opposed, none abstaining – revisions as discussed at July open session have been approved and will be posted on our website.

6. Communications Chair

- a. Food truck update- due to the heat and humidity Gypsy food truck had to reschedule for next month, they have an active grill in the truck so cannot operate safely in this weather.
- b. Taharka and Boordy trucks will be here next week
- c. Yard sale details have been posted on Instagram and facebook
- d. Yard sale signs and maps
 - i. Steven: will post on free tree and have posted it on craigslist as well
- e. New Comer Party - Richard has a full list of all homes sold in the last 18 months so we can invite folks to the new comer party.

7. Maintenance Chair

- a. Saturday is also dumpster day, we will post when it arrives at its normal spot on Havenwood and Loch Raven. It is first come first serve. NO paint cans, and do not overfill or leave things on the side.
- b. PLEASE water street trees once a week for 15 minutes– some are dead or close to dying – they are under warranty so they will be replaced, but let's try to keep them healthy.
- c. Sign garden is also under warranty and we have asked for replacement plants for those that did not survive.
- d. Tree Giveaway on September 25th - part of our arbor day celebration – Twenty five one gallon native trees will be available for free to the neighborhood – a representative from the tree trust will be speaking as well as someone from the audubon society to speak about bird habitats.
- e. There are some trees on the median strip of Loch Raven that appear to be dead- 311 has been notified
- f. PLEASE call the city when you see dead trees within 6 ft of a sidewalk

8. Safety Chair

- a. Working on the mirror project, updates to come.

9. Social Chair

- a. ON Yard Sale and Dumpster day, Saturday, 8/13 – will add new houses to nextdoor map on Friday
- b. Newcomer's Picnic, Saturday, 9/11 @ Richard and Scott's house – working on invite and flyer to send out, hopefully by the end of this week - event will be outdoors, distanced, and BYOB to lessen chance of transmission.
- c. Blocktoberfest, TBD

September is our annual meeting- we will have our board updates, our vote for the incoming 21-22 board.

Open to community @ 8:09pm

Welcome to Angie Winder the newly appointed President of NECO – North East Community Organization – who joined us to introduce herself and hear our concerns.

Hearing no further comments or concerns , meeting adjourned at 8:16pm

Original Northwood Association Treasurer's Report, August 2021

A. SUMMARY OF DUES PAYMENTS

Street	# of Houses	2020 DUES PAID (thru Sep 2020)		2021 DUES PAID thru 31 August 2021		
		Cumulative (corrected)	%	Cumulative	%	Current
Argonne	50	22	44%	21	42%	1
Deepwood	37	21	57%	21	57%	0
Eastview	10	5	50%	3	30%	0
Havenwood	19	12	63%	11	58%	2
Kelway	16	4	25%	5	31%	0
Loch Raven	15	8	53%	7	47%	0
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
Totals	395	183	46%	177	45%	3

B. CURRENT MONTH BANK RECONCILIATION

Bank beginning balance (Checking & Savings combined)

\$21,299.56

Revenues

2021 Dues \$120.00

Dues received

2022 Dues \$1,400.00

Dues received

Administrative \$0.12

Interest earned

Maintenance

Total Revenues

\$1,520.12

Expenses

Administrative

Communications

Covenant

Maintenance

Safety

Social

Contingency

Total Expenses

\$0.00

Ending balance :

\$22,819.68

Bank ending balance :

Checking: \$ 8,293.75

Total: \$ 22,819.68 (Confirmed)

Savings: \$ 14,525.93

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	\$6,246.73	(\$953.27)
Administrative	(\$100)	\$0	(\$264.30)	\$1,745.50	\$1,581.20
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)	\$825.12	(\$665.93)
Contingency	(\$100)	\$0	\$0.00	\$0.00	\$100.00
Totals	(\$10,900)	\$16,200	(\$17,612.73)	\$19,334.35	(\$3,578.38)