

August 12, 2020

Original Northwood Association

Board Meeting

August 2020

Present: Richard Skolasky (President), Kerry Spence (Secretary), Jen Spratt (Treasurer), Mary Stevenson (Covenant), Jeffrey Carroll (Maintenance), Lauren Devine (Social)

Absent: Paul Miller (VP), Lynette Dodson (Social), Eric Dodson (Communications), Haywood Wilson (Safety), Shequila Purnell-Saunders (Social), Katrina Raysor (Social)

Convene: 7:07pm

1. President's Update

- a) Northwood Commons
 - i) Waiting for hearings related to moving pad sites such as McDonald's & Bank site
- b) Nominations
 - i) Safety- Joe Merch; Maintenance-Zhan Caplan; Social or VP- Jason Drennan; Treasurer- Jen Spratt; Covenant- one person potentially interested; Lauren has someone interested in several Board positions; Communications & Secretary are open.
- c) Idea to survey community about what they would like to see happen over the next year.
- d) Upcoming: Tree planting this Fall, approx. 120 trees.

2. Vice President's Update

- a) 90 for 90- stalled for now. See if we can progress in the Fall or Spring.

3. Treasurer's Update

- a) Dues continue to come in- currently at 43% paid.
- b) Considerations for ONA funds outlays (to be taken up by next Board after elections):
 - i) Solution for blind curves in alleys (notably Northview-Eastview, also Westview-Southview) being sought: Convex traffic safety mirrors (est. \$400 / good quality outdoor mirror plus mounting costs)? Or, request that alleys be made one-way? Add alley speed limit signs & Stop signs?
 - ii) Add weeding of crosswalks and medians to next year's Common Area maintenance contract

4. Covenant

- a) Violations:
 - i) Roof Violation #1: Spoke with our attorney about recent roof violation and came up with a proposal which would require a quote for a new slate roof and a period of time to save and replace the roof. Would require proof of savings each year. Agreement would be filed with land records. Roof must be replaced before the house is sold.
 - ii) Letters will go out to all houses with non-compliant roofs informing owners that when a roof has to be replaced, it must be replaced with a compliant roof. Letter will also remind owners of the Architectural Guidelines and application

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review/approval process, locations of ONA documents and info on the Maryland Historic Rehabilitation Tax Credit program. Some have already gone out and are being completed in batches by street.

- iii) Roof violation #2- owner has agreed to replace non-compliant asphalt/fiberglass shingle roof with a compliant roof, replace the demolished porch, and put the house (which has been vacant for over 4 years) on the market within 6 months.
- iv) Window violation- Installed windows are not compliant and can't be made compliant by retrofitting of exterior grills. Owner has until 8/21/2020 to provide an application for compliant windows. If no response, the Attorney will send a demand letter.
- v) Flipper violation- new home owners were stood up by the flipper/ real estate agent at mediation meeting. Next step by homeowners - TBD.
- vi) Flipper violation- door issue was resolved.

b) Applications: up to date

c) Board Transitioning - Mary has offered to be a resource for new Covenant Chair

5. **Communication's Report**

- a) Thoughts about a central place for distributing communications
 - i) Little Free Library on North-side- could attach a flyer container on the post
 - ii) Look for an appropriate place on the South-side
 - iii) Steve Levey built the North-side library and may be willing to build another
- b) Block Captains
 - i) RS reach out to Gus Sentimentes to see if he has an old Block Captain list?
 - ii) Reinstate Block Captains/ Volunteers

6. **Maintenance Chair's Report**

- a) Next Dumpster Day September 12th
- b) Trying to get quotes from other landscapers
- c) Noticed rats in the neighborhood
 - i) reach out to city- experiencing rats
 - ii) education campaign about how to keep your property rat free

7. **Safety Chair's Report**

- a) Safety Walks may be helpful to look for potential safety concerns: ladders against a house, overgrown bushes, etc...)
- b) Have not met with Baltimore Police yet due to COVID-19 restrictions. Need to reach out to engage with the neighborhood. Major Preston has been a good resource- reach out to meet with us via Zoom to discuss issues and the best way to address these issues.
 - i) Would like to have directions on how we should respond when crime occurs in the neighborhood

8. **Social Chair's Report**

- a) Food Trucks- every Wednesday through the end of August
- b) Taharka Truck/ Ice Cream Social: August 29th or 30th, Sept 26 or 27th and for Block Party/ Oktoberfest on October 24th
- c) Past Newcomer's Picnic in September- doubled as a way to get votes for Board members. Since there are no events currently, send a postcard ballot for people who have paid their HOA dues. They could drop off their ballot at Richard's house. Could

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also have an electronic voting option-owner would need to have their address on the postcard in order for their vote to be counted.

Adjourn: 8:33PM

Original Northwood Association Treasurer's Report, August 2020

A. SUMMARY OF DUES PAYMENTS

Street	# of Houses	2019 DUES PAID (thru Sep 2019)		2020 DUES PAID thru 31 August 2020		
		Cumulative (corrected)	%	Cumulative	%	Current
Argonne	50	11	22%	22	44%	3
Deepwood	37	10	27%	21	57%	1
Eastview	10	0	0%	5	50%	0
Havenwood	19	5	26%	12	63%	1
Kelway	16	1	6%	4	25%	0
Loch Raven	15	5	33%	8	53%	1
Northview	70	11	16%	32	46%	0
Roundhill	33	9	27%	17	52%	0
Roundtop	8	2	25%	3	38%	0
Southview	39	6	15%	16	41%	1
The Alameda	57	2	4%	16	28%	2
Westview	41	10	24%	22	54%	0
Totals	395	72	18%	178	45%	9

B. CURRENT MONTH BANK RECONCILIATION

Bank beginning balance (Checking & Savings combined)

\$21,504.94

Revenues	2020 Dues	\$331.68	
	Administrative	\$120.16	3 payments of 2021 dues plus BOA interest

Total Revenues

\$451.84

Expenses

Administrative	\$33.00
Communications	
Covenant	
Maintenance	\$425.00
Safety	
Social	
Contingency	

Survey Monkey Election Ballot, Paypal costs

Payment for maintenance of common areas thru Oct 2020

Total Expenses

\$458.00

Ending balance :

\$21,498.78

Bank ending balance :

Checking: \$ 2,638.48

Total: \$ 21,498.78 (Confirmed)

Savings: \$ 18,860.30

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

Category	BUDGET / ANTICIPATED		ACTUALS		NET (Budget minus Actual)
	Expenses	Revenues	Expenses	Revenues	
Current Year Dues		\$6,125	\$0.00	\$6,996.05	\$871.05
Administrative	(\$100)	\$0	(\$254.00)	\$526.28	\$372.28
Communications	(\$500)	\$0	(\$810.40)	\$0.00	(\$310.40)
Covenant	(\$100)	\$0	(\$164.70)	\$0.00	(\$64.70)
Maintenance	(\$100)	\$0	(\$850.00)	\$0.00	(\$750.00)
Safety	(\$200)	\$0	\$0.00	\$0.00	\$200.00
Social	(\$5,000)	\$1,000	(\$1,169.28)	\$200.00	\$3,030.72
Contingency	(\$100)	\$0	\$0.00	\$0.00	\$100.00
Totals	(\$6,100)	\$7,125	(\$3,248.38)	\$7,722.33	\$3,448.95