

October 14, 2020

Original Northwood Association

Open Board Meeting

October 2020

Attendance: Richard Skolasky (President), Glenn Paisley (Vice President), Jenn Spratt (Treasurer), Margo Madsen (secretary), Whitney Viskar (Communications), Mary Stevens (Covenant), Zhan Kaplan (Maintenance), Joe Mertz (Safety), Jason Drennan (Social)

Convened : 7:03pm

1. President's Report
 - a. Update on Northwood Commons - Site plans have been approved and construction will begin, 83% of the space filled, full opening projected for 2023
 - b. Report from the GNCA Annual Meeting -
 - i. GNCA applied for and was awarded a grant of \$3,000 from Johns Hopkins University to help offset financial challenges due to the pandemic.
 - ii. There has been an increase in dues being paid through Pay HOA - ONA currently has approximately \$22,000 in our GNCA account that can be put towards community projects.
 - c. Plan to increase participation
 - i. Micro events: cleanups, safety walks, flyer distribution - We will be working with different chairs to come up with low cost, low effort activities to engage the community.
2. Treasurer's Report
 - a. General update
 - i. Dues - Pay HOA usage is up, we are at 46% membership, with several streets over 50% (unprecedented participation!)
 - ii. Budget -ONA currently has \$21,000 in our accounts
 - iii. During the FY 2019, we spent \$8,300 of the funds spent \$4,200 went to social events and communications
3. Social Chair's Report
 - a. Upcoming events in the works
 - i. Blocktoberfest - Event on 10/24 will have food trucks, a flu shot clinic, registration desk for dues, small local vendors
 - ii. Halloween - Discussion of costume parade, as well as 4-5 candy stations where we can hand out candy with limited exposure.
 - iii. Holiday Events- Looking for ideas, currently thinking about Secret Santa, caroling, light contests and toy drive.

4. Safety Chair's Report

- a. Convex mirrors in alleys.
 - i. Contact has been made with the city and BGE. Awaiting response as to who owns which poles so that we can request mirrors be added. Discussion of requesting increased road signage if convex mirrors are not approved.
- b. Argonne traffic calming.
 - i. Waiting for DOT to respond about the possibility of repainting lanes/ lane narrowing to slow traffic.
 - ii. BPD have stated they can't do much at this spot because there is no room for radar.
 - iii. Discussion of branch or tree removal to increase line of vision around the curve - will reach out the owners of these properties to inquire.
- c. Notes from conversation with Mjr. Preston from NED
 - i. 9 incidents in last 3 mos
 - ii. Info on recent break-in on Argonne - The call to 911 placed at 10:46, officers dispatched at 10:54, officers arrived on scene at 10:58. The case is being reviewed.
 - iii. Mjr. Preston will send us the template for flyers to remind neighbors of safety precautions and alert them if they have done something that left them at risk - distributing flyers possible volunteer "snack"
- d. Safety projects
 - i. Lights on - porch lights, motion sensor lights and personal cameras all help to deter crime.
 - ii. Safety walks w/BPD - more details to come
 - iii. Smoke detector

5. Maintenance Chair's Report

- a. Neighborhood Tree Planting
 - i. Tree trimming was done in three locations last week, two dead trees at 4802 Westview were removed, stumps were ground, beds will be planted soon.
 - ii. The tree behind the Original Northwood sign was taken down last Friday
 - iii. Our neighborhood was surveyed by an arborist over the summer to find prime locations for the 42 trees (a variety of 15 gallon oaks) that Baltimore City is donating.
 - iv. Request for \$1,260 to have the Baltimore Tree Trust: pick up, deliver, check placement and utility lines, plant, stake, and mulch the donated trees. Price includes 2 year warranty for all trees.
 1. Concern for timeline voiced - Response: Baltimore Tree Trust plants up until December
 2. Concern for homeowner approval voiced - Response: Letters will be sent and residents notified before trees placed on property, new locations will be found if owner refuses
 - v. Motion called to vote : motion passed
- b. Landscaping projects for approval
 - i. Request for funds to have professional landscaping at neighborhood sign.

1. Four quotes received - all roughly \$3,000
 2. Request to move forward with quote from Pinehurst: \$2,775 for low maintenance, native garden with year round color. Price includes 2 year warranty for all plants
 3. Motion called to vote: Jen seconded, motion passed
- c. Common area maintenance - new contractor and budget
- i. Request to hire new maintenance for common areas. Asking for budget of \$1,000 per year (which at \$50 an hour, equates to 20 hours of service per year to include routine maintenance of all common areas)
 - ii. Last year \$800 was spent, but results were
 - iii. Motion to approve \$1,000 budget- Seconded by Mary, motion passed
 - iv. Request for \$3,200 to clean up overgrown area from 1301-1317 Northview
 1. Safety concern of poison ivy infestation
 - v. Motion called to vote - Concerns voiced : the area in question is not a common area but the responsibility of the home owners, concern for setting precedent of maintenance funds from the board for private property.
 - vi. Motion withdrawn - Board will discuss further, owners will be notified and asked to address the area themselves for the time being.
- d. Upcoming maintenance volunteer event - on November 14th there will be a community clean up even with light refreshments - clean up will focus on litter and storm drains - one hour commitment
- e. Discussion of adding smaller neighborhood sign at Havenwood
6. Communication's Report
- a. Requesting updates for fall newsletter which will be released 11/21
 - b. Winter issue deadline 11/26 for articles and photos to be included
 - c. Blocktoberfest promotion is up on websites and will be emailed as well
 - d. A google voice number will be created with set office hours to take calls from the community regarding concerns
 - e. Newsletter will be on our website, emailed, and printed (available for pick up at little libraries)
 - i. Discussion about adding a little library to Roundtop

Meeting Adjourned 9:05pm

Original Northwood Association Treasurer's Report, September 2020

A. SUMMARY OF DUES PAYMENTS

| Street | # of Houses | 2019 DUES PAID (thru Sep 2019) | | 2020 DUES PAID thru 30 September 2020 | | |
|---------------|-------------|--------------------------------|------------|---------------------------------------|------------|----------|
| | | Cumulative (corrected) | % | Cumulative | % | Current |
| Argonne | 50 | 11 | 22% | 22 | 44% | 0 |
| Deepwood | 37 | 10 | 27% | 21 | 57% | 0 |
| Eastview | 10 | 0 | 0% | 5 | 50% | 0 |
| Havenwood | 19 | 5 | 26% | 12 | 63% | 0 |
| Kelway | 16 | 1 | 6% | 4 | 25% | 0 |
| Loch Raven | 15 | 5 | 33% | 8 | 53% | 0 |
| Northview | 70 | 11 | 16% | 34 | 49% | 2 |
| Roundhill | 33 | 9 | 27% | 17 | 52% | 0 |
| Roundtop | 8 | 2 | 25% | 3 | 38% | 0 |
| Southview | 39 | 6 | 15% | 17 | 44% | 1 |
| The Alameda | 57 | 2 | 4% | 17 | 30% | 1 |
| Westview | 41 | 10 | 24% | 23 | 56% | 1 |
| Totals | 395 | 72 | 18% | 183 | 46% | 5 |

B. CURRENT MONTH BANK RECONCILIATION

| | | | |
|--|------------------|---------------------|---|
| Bank beginning balance (Checking & Savings combined) | | \$21,498.78 | |
| Revenues | 2020 Dues | \$200.00 | 2021 dues; BOA interest earned |
| | Administrative | \$388.39 | |
| | Social | | |
| Total Revenues | | \$588.39 | |
| Expenses | Administrative | \$124.11 | BOA check order; PO renewal |
| | Communications | | |
| | Covenant | \$690.00 | Legal counsel |
| | Maintenance | | |
| | Safety | | Remainder Ice Cream Social; Block Party permits |
| | Social | \$175.00 | |
| | Contingency | | |
| Total Expenses | | \$989.11 | |
| Ending balance : | | \$21,098.06 | |
| Bank ending balance : | Checking: | \$ 1,729.37 | Total: \$ 21,098.06 (Confirmed) |
| | Savings: | \$ 19,368.69 | |

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 | \$7,196.05 | \$1,071.05 |
| Administrative | (\$100) | \$0 | (\$378.11) | \$914.67 | \$636.56 |
| Communications | (\$500) | \$0 | (\$810.40) | \$0.00 | (\$310.40) |
| Covenant | (\$100) | \$0 | (\$854.70) | \$0.00 | (\$754.70) |
| Maintenance | (\$100) | \$0 | (\$850.00) | \$0.00 | (\$750.00) |
| Safety | (\$200) | \$0 | \$0.00 | \$0.00 | \$200.00 |
| Social | (\$5,000) | \$1,000 | (\$1,344.28) | \$200.00 | \$2,855.72 |
| Contingency | (\$100) | \$0 | \$0.00 | \$0.00 | \$100.00 |
| Totals | (\$6,100) | \$7,125 | (\$4,237.49) | \$8,310.72 | \$3,048.23 |