



The Meadows at Perry Hall Farms Home Owners Association
Semi-Annual Community Board Meeting Minutes
October 21, 2008

Minutes taken for the Semi-Annual Community Board Meeting held on October 21, 2008 at 7:00 p.m. at the Rosedale Federal Savings & Loan, Belair Road, 2nd floor conference room.

CALL TO ORDER

President Winterling called the meeting to order at 7:03 p.m.

Attendance

Board Members:

Bob Windsor, Treasurer
Charlie Winterling, President
Jessica Vicks, Architectural Committee
Kelly Henneman, Secretary
Terry Klima, Vice President

Guest

David Marks, President – Perry Hall Improvement Association

Homeowners Present

1. Irene Nawrocke
2. Cherly Ecker
3. Mariann Richardson
4. Ken Danielczyk
5. David Fitch
6. Rob Cross
7. Janice Duff
8. Joe Regan
9. Brian Riemer

GENERAL INTRODUCTIONS:

Each Board and Committee Member present introduced themselves. President Winterling started by asking the homeowners if there were any questions related to the recent HOA Newsletter or the Website. He further explained that the website contained information related to the HOA Bylaws, Architectural information, web links to Baltimore County Websites, etc. No concerns were raised by those in attendance.



PERRY HALL IMPROVEMENT ASSOCIATION PHIA):

David Marks, President – PHIA, provided the following information, in addition to distribution hard copies of the Perry Hall Community News published by the PHIA.

PHIA History:

The PHIA was introduced in 1945 and has over 2,000 Perry Hall resident members.

What's Happening:

1. Parkland is very abundant in Perry Hall. Along Joppa Road 2 new parks will be created.
2. New Library – Honeygo Blvd. Most technologically advanced in Baltimore County; over 25,000 sq. ft, 125 person community room and the only completely “Green” library in Baltimore County (environmentally friendly i.e., energy efficient, special roofing, etc.)
 - a. Estimated Completion – March 2009
 - b. Old Library – Belair Road – Marketing efforts are underway; some discussions regarding whether or not “Patient First” should be constructed in the existing location.
3. Final Leg of Honeygo Blvd. extension
 - a. Estimated Completion – March 2009
4. Pedestrian / Aesthetic Improvements along sections of Belair Road Between Joppa / Perry Hall Elementary School & Chik-Fil-A
 - a. Move traffic signal from Perry Hall Shopping Center to Turn lane in front of Chik-Fil-A
 - b. Banners and lamp posts to be placed in front of elementary school
5. Perry Hall Mansion (est. 1774) – located new Gunpowder State Park
 - a. To be converted to museum / community center
 - b. Expected to open within the next 2 years
6. Greening Project
 - a. 50 trees were planted this past weekend along Ebenezer Road between Perry Hall High school and the Shopping Center
 - i. Arrangements have been made to maintain the trees

Challenges:

1. School overcrowding –
 - a. Proposal for new high school construction
 - i. Not supported by councilmen
 - b. New elementary School – Vincent Farm – 300 students were moved from Chapel / Joppa View
2. Pedestrian Walkways / connection between schools and communities
 - a. Long-term proposal to have sidewalks connecting adjacent (via across the street) communities to Chapel Manor & Joppa View



3. Perry Hall Trail to connect with Park in Overlea (Lenover?)
 - a. Currently under construction
 - b. Estimated cost \$1,000,000
4. **MAJOR CONCERN:** ***Re-Zoning Issue related to land connecting Honeygo Blvd (via proposed extension), Belair Road and Forge Road.
 - a. Planning board member introduced changes to the existing covenant without **EVER** contacting the PHIA. The result was 9 acres being re-zoned and PHIA losing 2 of those 9 acres.
 - i. David indicated that under the previous covenant agreement, the property owner had committed to PHIA that 2 acres of the 9 acre parcel would be reserved for purposes of community development, which could have been used for much needed Senior Housing. Councilman has not been approached but David Marks indicated that attempts will be made to meet with our Councilmen.
 - b. Southern Land Company is the developer.
 - c. 3 structures have been proposed:
 - i. Kohls Department Store – most probably although Home Depot or Target could be selected
 - ii. Small Retail Strip – Possibilities include Trader Joe’s
 - iii. Empty Pad – I.e., McDonalds, Fast Food, etc
5. Traffic Light at intersection of Forge and Belair Road to be moved upon completion of Honeygo Blvd. extension. Traffic Light will be moved to intersection of Honeygo Blvd and Belair Road.
 - a. 4 way stop sign will remain at intersection of Forge Road & Honeygo Blvd.
6. Gunview Road Extension
 - a. Proposal to extend Honeygo across Belair Road, connecting with Gunview. This proposal has been in the long-term master plan for years, and each year funding is denied.
 - i. PHIA will fight to get this proposal removed permanently.
7. Residential Development –
 - a. Most areas remaining in Perry Hall are designated as wetland, with the exception of Gerst Farm. (Gerst Road)
 - i. Land is considered agricultural and can be developed at a later date if sold.

Joining PHIA

It would be very easy for our HOA to join the PHIA. There is an annual fee of \$25 for our HOA which entitles us to one vote. If all members join, there is a discounted rate and the ability for each member to vote.



- **MOTION:** Vice President Klima suggested that the HOA contact PHIA and join. Treasurer Windsor seconded requesting that additional information be obtained.

TREASURER'S REPORT

Bob Windsor distributed the September 2008 Treasurer's Report and copies of the September 2008 *Consolidated Statement of Cash Flows, Balance Sheet, Budget Comparison and Receivable Summary by Tenant* from The Management Company. Trenton property collected \$0 in past dues which leaves a remaining balance of \$1,020.00 to be collected. The checkbook balance as of September 30, 2008 is \$1,927,48.

Treasurer Windsor explained the summary page and all remaining pages within the document.

PROPOSED 2009 BUDGET

Treasurer Windsor distributed the proposed 2009 Budget which raised the current HOA dues of \$120 to \$160 annually.

- **MOTION:** Secretary Henneman requested approval from the homeowner's to increase the HOA dues from \$120 to \$160 effective January 1, 2009. Eight homeowner's voted for the increase; one homeowner voted against the increase. Dues will be increased effective January 1, 2009.

Concerns raised by the homeowners included:

1. Payments to AJ Landscaping for lawn maintenance of vacant property. It was suggested that the Board work through the proper Baltimore County Zoning regulations versus using our own funds to take care of the property.
2. It was suggested that we implement fines (in accordance with the bylaws) for any homeowner's that do not pay their annual dues within 15 days of the due date.

GROUP DISCUSSION

The homeowners also suggested that the following topics be addressed at future board meetings:

1. Community Watch Program
 - a. Contact Officer Sewell 410-887-5035 at Community Outreach
2. Mailbox – Obtain quotes from various contractors for “group discounts”
3. Removal of structures (i.e., sheds) in violation of bylaws
4. Fine Schedule – Draft was distributed and reviewed by those in attendance. Board will send fine schedule to Trenton Property Management once final approval is obtained at next board meeting



Next Board Meeting:

Tuesday, November 18, 2008 at 6:45 p.m. at the home of Bob Windsor, 2 Farm Brook Court, Perry Hall, Maryland 21128.

ADJOURNMENT

- **MOTION:** President Winterling introduced a motion to adjourn the October 21, 2008, Semi-annual Board meeting. Treasurer Windsor seconded the motion. Unanimously approved.

The Board Meeting of The Meadows at Perry Hall Farms Home Owners Association adjourned at 8:45 p.m.

ATTEST:

I hereby attest that the above Minutes accurately reflect the October 21, 2008 Semi-annual Board Meeting of the Meadows at Perry Hall Farms Home Owners Association.

Kelly J. Henneman
Secretary, The Meadows at Perry Hall Farms HOA

Minutes approved on _____ by The Meadows at Perry Hall Farms Board of Directors.