

June 19, 2023 Homeowners' Meeting Minutes

Ava Kovacs, Secretary/Treasurer, opened the meeting at 7 p.m. with Ken Wiedel, Vice President in attendance. Mary Payne, President, not in attendance due to a family commitment. Vicki Wiedel handled taking the meeting minutes. Ava continued with:

- Thanked all volunteers involved with the recent Spring Mingle and Community Yard Sale community events.
- Little Free Library crafted and donated by Richard and Cathy Zorn. Placement to be in the open space between 914 & 918 Jackson Blvd after Miss Utility has marked the area.
- 1st Annual Boo Bash to be held October 28, 2023 (rain date October 29). Mike Rector is overseeing; please email (bradfordvillageboard@gmail.com) if you'd like to help with this event.
- Jessica Rector is setting up a Facebook community page. Our HOA website BradfordVillageHOA.com remains first source of HOA information and for contacting the board @ bradfordvillageboard@gmail.com.

Ava motioned to have the March 20, 2023 minutes approved, motion approved and seconded.

Financials: Bank balance of \$21,740.18 as of June 19, 2023, Receivables due as of June 19, 2023 = \$30,020.

- Proposed budget was discussed, submitted for review and discussion. Approved.
- Financial documents were placed on the table for residents to review.
- 2022 tax filing for Bradford Village are due by 10/15/2023.
- The Board discovered that 2021 taxes had not been filed and that was taken care of 6/15 2022. That should bring the Bradford Village Association into compliance with the IRS. As part of that process, the board discovered that invoices for the period covering 2019 – 2022 (totaling over \$100,000) were not available & although those have been requested from the previous Board, they have not been provided.

Update on items needing attention:

- Trees in Open Space
 - Mary Payne has contacted the Town of Bel Air but calls have not been returned.
 - The Board will contact an arborist to assess the condition of trees located in the open space areas. Results of that assessment will be shared with you.
- Entrance sign
 - The cause of the damage was determined to be vandalism. New sign is in production and the vendor was asked to use mortar screws when installing. No date has been given for the completion of this project.
- Islands on some courts
 - Volunteers needed to plant this Fall. Contact us via email if interested.
 - Neighborhood children are encouraged to volunteer and become involved in their community.
 - Pictures of suggested plantings at the end of these minutes.

Architectural committee update:

- Several meetings have been held.
- Several residents have submitted requests for improvements/enhancements and have been approved.
- The architectural guidelines and architectural request form are posted on our website.
- The committee is evaluating the current fencing guidelines and considering proposed alternative fencing options.
 - Photos of alternative fences provided that would be also less costly to install.
 - Some residents voiced that they prefer to leave the current fencing policy in place. Since the design of our neighborhood is a bit unusual (the front of some homes facing the back of others, different sized lots, the original open space concept, etc.), there is a lot to consider, and this could take some time as we consider all of the residents. Updates will be provided and your comments/suggestions are welcomed as the process continues.
 - Options will be considered on how best to capture homeowners' "vote" on this subject.

New Business:

- Wanted – court and block volunteers/representatives that would be willing to disseminate flyer information to the residents of their assigned court or a block of homes on Jackson Blvd.
- Residents are concerned about dog owners not picking up waste. Please clean up after walking your dog through the neighborhood.
- Homeowners with sidewalks are asked to pick up branches, twigs, and leaves from the sidewalk in front of their homes to ensure everyone's safety as well as enhancing the cleanliness of our community. The Town of Bel Air picks up yard waste on Tuesdays. The Town asks that the yard waste is not close to a drain.
- Concerns raised about the condition of some of the trees located on the grass between the sidewalks and the streets and that some are causing the concrete to crack along the sidewalk.
 - The Town of Bel Air handles maintenance of those trees (410-638-4550).
- The Fernandis Branch stream restoration should not affect the residents who adjoin that area and those residents have been notified directly by the town.
- An attendee at the meeting suggested hiring a "third party" to oversee property conditions and address violations and increasing HOA dues to cover the cost.
 - In the past, that oversight was handled by volunteers who were residents of the community. Only in the past few years has that been handled by a "third party." At this point, the cost of hiring an outside entity is prohibitive, and there are no immediate plans to raise the HOA dues.
 - Will submit to homeowners as a vote along with fencing guidelines proposals.
- An attendee asked we email homeowners HOA communications as well as posting on the website. Emails are not available for all homeowners but Ava will email to those homeowners who have provided their email.

- An attendee asked if the board was sending letters for architectural violations. We are first contacting homeowners either by email or in person to address concerns. If concerns are not addressed, a formal letter would be sent outlining next steps.
- BTW – current HOA dues are to be paid by July 1. Checks or money orders are accepted (so that you have a record of payment). Cash is not accepted.

Attendees:

Ken Wiedel
Ava Kovacs
Vicki Wiedel
Larry Marchman
Jean Rice
Amanda Dziedzic
E Reinbold
Diann Stumpf
Richard Zorn
Cathy Zorn
Mike Rector

Lyn Sylvester
Brian Ellsworth
Jo Ann Raab
Judy Speights
Jim Speights
Mike McDermott
Michele McDermott
Dan Durst
Jeff Fonzi
Arlo Glover

**Mark your calendar for
our next HOA meeting:
September 18, 7 p.m.
St Matthews**

Island Planting Suggestion:



Creeping Thyme

Deer Resistant