

Bradford Village Association, Inc.

Mary Payne, President
Ken Wiedel, Vice President
Ava Kovacs, Secretary/Treasurer

P.O. Box 264
Bel Air, MD 21014



Bradfordvillagehoa.com
bradfordvillageboard@gmail.com

2023 Recap

First and foremost we thank all of our community members for their support and trusting us to represent the community. Many thanks to everyone who has contributed their time, money and talents to the betterment of our community.

Below is a recap of our activities; additional details are included in the minutes posted on our web site.

- New email: bradfordvillageboard@gmail.com
- New web site: www.bradfordvillagehoa.com
- Architectural guidelines revised
 - Eliminate \$50 fee to expedite request
 - Eliminate requirement to have work done in 30 days
- Proposed updates to our by-laws
- Financials
 - Eliminated from our monthly costs:
 - Community Continuity Consultants, previous management company; eliminated effective January 1, 2023 = savings of \$350 p/month.
 - Guy LaMarr is no longer being paid for IT services = savings of \$150 p/month.
 - Cindy Smith, homeowner, has volunteered to setup and manage our new web site for free.
 - Outstanding architectural fines assessed by previous board were removed. Homeowners with outstanding HOA dues are still obligated to pay the dues.
 - Entrance sign was replaced
 - Dan Durst volunteered to fix the bricks on the monuments that had fallen off.
 - Two CD's at Har-Co opened for \$5,000 each @ 5%. One for 6 months and one for 12 months (The two \$5,000 CD's that were in reserve toward road improvements were cashed out by the previous board in 2021.)
 - The Board discovered that 2021 taxes had not been filed and that was taken care of 6/15/2022 bringing 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.
 - FYE 2022 taxes were filed in September 2023 (ahead of 10/31/2023 due date) with new accounting firm.
 - Transition banking to Har-Co from M&T to eliminate transaction fees
 - Trees in our open space have not been addressed in recent years. Harford Tree Experts evaluated and completed work 9/26/2023 in several areas.
- Community events
 - Community yard sale. Amanda Dziedzic volunteered to handle notices.
 - Bradford Spring Mingle, Mike Rector volunteered to organize and cook.
 - 1st Annual Boo Bash, Mike Rector volunteered to organize and cook.
 - Little Free Library located between 914 & 918 Jackson Blvd; crafted and donated by Richard and Cathy Zorn
 - Jessica Rector setup community Facebook page.

Mark your calendar for 2024 HOA meetings, 7p.m. @ St. Matthews Church

1200 Churchville Rd, Room 264/266

Bel Air, MD 21014

March 18 June 17 September 16 December 16