

Chartridge HOA Meeting
Oak Hill Elementary Music Room
11/12/15

The meeting was called to order by Ben Roberts at 7:32 pm

Record of Attendance and Introductions

- The following people attended the meeting:
Ben Roberts, Ricky Smith, John Mennell, Brigid Stair, Suzi Patterson, Lauren Wilusz,
Donna Kubas, Irina Popovici, Eileen Connolly, Mike Husselbee

Approval of Previous Minutes

- Previous meeting minutes were approved by Board via email

President's Report

- Everything Ben has to talk about falls under the individual committee reports.
- Ben will be on vacation from November 20th through November 29th and has asked for other board members to keep an eye on emails.

Treasurer's Report

- The delinquent mailing notices brought in 11 more assessments, including 4 that are catching up on their missed assessments from last year. That leaves us with 6 unpaid, not including those in the court system. 2 non-sufficient funds still getting chased down. All in all, George feels it was a successful letter. He will send another round after the holidays.
- No red alerts budget wise. The social committee has about a grand left.
- Next week George is calling the legal side to do a sanity check on the properties in collections and to also provide the statements of the accounts they may need.

Committee Chair Reports

Architecture Committee: (Ryan Scott)

- Neither Ryan nor Carrie were present to give a report.
- Denise Latterman inquired about replacing her gutters.
- There have been 2 more complaints against 529 Benforest. Another letter needs to be sent to both the owner and renter.
- A resident reported that the tow truck belonging to the resident at 529 Benforest has been parked at the residence from Thursday through Sunday. Some progress was made after the board reached out to him then all of a sudden it was back again.
- The next step is to call the homeowner of 529 Benforest.
- What is the protocol if the tow truck still isn't removed?
- 1 letter should be sent to the homeowner for each offense, to document the occurrence.
- Ben indicated that he previously sent a form to Eileen that she could file with the county. This was sent a while back and Eileen did not receive it. Ben will resend to Eileen.

- 500 Benforest – issue with easement to get through to Jumpers and a portion of the fence being removed. 10/15 years ago a resident received permission from the board to put up the fence. At that time when it closed off tires were being slashed, needles had been found, cars were being egged and trash was an issue. Putting up the fence cut down on crime on Benforest. Resident said that the neighbor gave her permission to put the fence up at that time. He says that he did not.
- The neighbor informed the resident that he was taking down the fence the same day it was taken down. She received a letter from a lawyer with a cease and desist order and telling her that she has 7 days to remove the torn down fence. The letter also referenced that he recently had the land surveyed.
- The HOA will not get involved in disputes of property lines between neighbors.
- The fence cannot be taken down until approval is granted from the architectural committee.
- Right now it is an accident waiting to happen with no crosswalk and the ditch.
- Brightview is preparing to double in size. They plan on purchasing the building next to it. At their expense they are going to build a sidewalk from there to Safeway. Would like to have the county continue the sidewalk to Retford at the expense of the county.
- When trees were cut down along Retford a resident mentioned that a drainage system was to be put in.
- A resident inquired about renting house to tenant with boat that they wanted to store in the driveway. HOA told resident that was not permitted.
- Resident that resides at 537 Charington Drive said that a fence just appeared between her house and her neighbor's property. She says that she has been having issues and hasn't received a response from the HOA. Ben stated that the new fence needs to be approved by the architectural committee but that the committee does not get involved with permits and surveys. The resident stated that the fence is over 6 ft. tall and only built half way. She said that aesthetically it is a problem and it does not fit in with the design of other fences in the community.

Chatter (Lauren Wilusz):

- Lauren is working on the December edition of the Chatter. It will be distributed the week after Thanksgiving.
- Lauren currently has a report from Tom Scott about Sabrina Chase and an article from Vince Burke about the ash trees being killed off by beetles. She is going to include information on how to contact the county about this. They probably won't come back to grind the stump. The county probably shouldn't be called until the spring now because can't tell what's dead and what's not. The county should take responsibility.
- Fall festival ran by Carrie Scott. Chili contest won by Ricky Smith.
- Girl Scouts campout
- Caroling – ran by Sue Kohler in the past.
- Solicitors – no permit required, not illegal, nothing county or community can do. Put sign on door. If still don't comply then call the police. Ben will send information for the chatter about this.
- Architectural – Could possibly put in a reminder of the top 10 things to maintain the upkeep of homes in the neighborhood.

- A suggestion was made to have an additional dumpster day at another time throughout the year. Could also have a shred it day.

Common Area and Safety Patrol (Mike Husselbee):

Common Area

- The steps going up to Jeremy Court were washed out. Repairs have been made by filling in with sand. Possibly could extend the steps but would have to look into the property line.
- A common area bench was vandalized on Halloween night. It has been fixed.
- Mike will be getting additional quotes on grass cutting for this year. He will report back.
- Security cameras are up and running but only half running. Mike said that the soonest he can get back working on it is 10/31 and that he is happy to have help with setting up the servers. Mike is checking with Mike Antoniak and Tom Nagle.
- Painting went well. Have materials to finish up in the spring and to paint the high parts on the outside of the building and whatever else is needed inside.
- A request has been made for a trashcan by the volleyball court.
- A request has been made for a block fire pit. Probably not the best idea. Could be a possible liability issue. Some parties, with permission, can bring a portable fire pit.
- The dumpster is now on a monthly pickup.

Safety Patrol

- Nothing to report

Pool Committee (Carrie Scott/Tom Nagle)

- Pool cleanup went well. The lighter furniture has been put away in the shower area.

Reserve Committee (Mary Pat Bozel)

- Mary Pat was checking in. There has not been much activity.
- Should get rid of or sell wooden tables and replace with light weight plastic.

Social Committee (Julie Bresson)

- No report

Swim Team (Steve McKinney)

- No report

Website (Vince Burke):

- No Report

Ad Hoc Committee – Sabrina Chase Phase II (Tom Scott):

- Planning and zoning were asked for a new community meeting. They said they'll ask the developer.
- Ben received some tips on how to proceed with planning and zoning to enforce code. We know it's going to be built eventually. We just want the code to be enforced.
- A resident asked if our pool would be used by the resident of these new homes. The response was "definitely not."

Ad Hoc Committee – Covenant Revisions (Ryan Thompson):

- The committee met with the community attorney to discuss the revisions to the bi-laws and covenants.
- The community attorney offered suggestions to include hiring an outside management company.
- Issues such as rental properties, subletting and upkeep of homes were issues that were discussed. Recouping attorney's fees for collection matters also needs to be added to the bi-laws.

GSPC Liaison Report (Ben Roberts):

- The GSPC meeting was held Tuesday. There was a guest speaker. No major crime to report about. It was a low key meeting.
- They are still in support in assisting us against the developer. They sent a letter to planning and zoning but haven't received a response. Zoning is asking why they were allowed a modification to the code.
- A few meeting ago a Lieutenant with the Anne Arundel County Police offered to attend the meeting. He's been busy and hasn't been able to do it.
- Ben also invited Pat Daily as well as the county constituent who works with Steve Schuh.

New Business:

- A resident spoke about a house being rented on Retford and it is being sublet to the son and nephew. Nephew no longer lives there. Nephew was dealing drugs out of a car at Retford and Yorkshire. There was an altercation in the house between the renter and the nephew and apparently a gun was pulled. Resident wanted to mention this to the community for safety reasons. The police are to be called and a report is to be filed if any further suspicious activity is noticed.
- A resident asked if BWI airport is expanding. Ben reported that the GSPC goes to meetings with the airport. There is construction on the runways that has changed flight patterns. It isn't believed that it is a permanent increase in traffic.
- GSPC meeting are held on the second Tuesday of every month at 7:30 pm at the Severna Park Library.

Old Business:

- Lauren has gone through the forms on the website to look for the old P.O. Box. The only place she found the old P.O. Box listed was the architectural approval form. Ricky will find the form and email it to Chris Deering.
- When you click on the social committee page on the website it doesn't take you anywhere. It needs to be taken down.

Next meeting Thursday, December 10, 2015 at 7:00 pm for Board, 7:30 for community. Location: Oak Hill Elementary School Music Room.

Meeting adjourned at 8:50 p.m. by Ben Roberts

Minutes submitted by: Brigid Stair