

DRAFT

Minutes

The Stoneleigh Community Association

Annual Meeting

December 8, 2003

Present:

Gretchen MacKenzie

Rob Starr

Brough Schamp

Courtney Galuza

Dave Hudson

Kathleen Williams

Janice Arcieri

Will Hicklen

Chris Lehmann

Carole McDade

Lee Starkey

Nancy Talbott

Fred Stringfellow

Not Present:

Jim Leonard

The Annual Meeting of the Stoneleigh Community Association was held on Monday, December 8th, 2003, in the cafeteria of the Stoneleigh Elementary School. President Rob Starr called the meeting to order at 7:30 p.m.

Rob Starr opened the meeting by reporting that a lot was accomplished over the year.

- ☞ We survived the first operating season of the newly renovated pool and feedback has been overwhelming positive.
- ☞ We rolled out the neighborhood website – Stoneleigh21212.org. If you haven't seen it, check it out and send us your comments.
- ☞ The *Stoneleighite* received an overhaul, the first in years. Lee Starkey has done a great job with design and content changes!
- ☞ This year, we enjoyed the traditional social activities plus added a new event, the Artists' Market. It was very well received so we plan to do it again in 2004.
- ☞ Our bid to be named a National Historic District was successful. A lot of people were involved in the process but it couldn't have happened without Carol Allen. Rob presented Carol with a gift.

Looking ahead, we hope to revamp the Winter Social, expand involvement in the GTCCA (Greater Towson Council for Community Associations) and the City/County Gateway District planning.

Hospitality

Fred explained his role of welcoming new neighbors. Once new neighbors are contacted they are given an issue of the *Stoneleighite* and a directory. An update to the directory was printed and distributed this year.

Social

Courtney reported that it was an exciting year despite all the rain. The only casualty was Adult Night at the pool which couldn't be rescheduled. The holidays are here and that means Breakfast with Santa, Caroling, and the Baltimore County Adopt-A-Family Program. The Winter Social will be held on February 20th. In lieu of a formal dinner dance we are orchestrating a Casino Night at the American Legion Hall. There will be a DJ with dancing and a gameshow contest. The cost is \$35/person (less than previous years) and includes beer, wine, soda and a full buffet. A portion of the proceeds will go towards charity or neighborhood improvements like Historic District signs.

Rob interjected and asked that we please give feedback about this change so we can decide what to do next year. Courtney added that the event is not limited to Stoneleigh residents so invite friends!

COP

Janice started by thanking the Board and COPers for their service. She then reported that we are going to have a team approach next year.

Attachment A: 2004 COP Team Line-Up

Janice asked everyone to consider joining COP. She also asked that all residents use their natural instincts and cell phones!

Amy Williams, 4th Grader and COP Youth Ambassador, spoke to the group. She said that it's always good to have new members and that it's easy to join. If you're already a member, ask a neighbor! Stoneleigh COP makes her feel safe! Pam Williams asked everyone to please fill out the COP Survey provided.

Bob Michael from Baltimore Life Insurance then presented a \$500 check to the Stoneleigh COP. Janice reported that the money would go towards tee shirts to be worn when patrollers are on walking duty.

Rob thanked Janice for being SO dedicate!

Pool Committee

Attachment B: Pool Packet

Will began by thanking John Dimenna for his commitment during the renovation process. He then pointed everyone toward the pool packet. The questionnaire on the first page is the Pool Committee's first attempt to gather hard feedback. He encouraged everyone to fill it out tonight. It will also be sent out to homes. Please include your name so you can be contacted. Your comments will not be published. A slightly different version will be sent to nonresidents.

Will also took a moment to thank Richard Bleser for his hard work on the Renovation Committee.

Will then reported that Brian Loeffler will be leaving the Pool Committee after 5 years of excellent service. Brian Marx will be transitioning to Treasurer. Janet Mulderrig will now handle Resident Membership and Sandy Hicklen and Helen Kennedy will tackle nonresidents.

Will pointed everyone to page 2 of his packet. There were changes during the renovation that weren't anticipated causing the cost to come in 4% over the plan. That's really very good. Says a lot about the people involved.

We financed \$243,000. We had a short-term loan to pay the contractor along the way and used cash from reserves before pulling from debt. Saved 6 months of interest! Currently we still have \$50,000 in our cash reserves. Can't foresee why we need that much but for now it stays. We will look into how much other pools keep in their reserves.

The length of the loan is 15 years with a 5-year balloon. We are planning to pay down additional debt every year – perhaps as much as \$15,000 to \$20,000 extra so that we have less to refinance in 5 years. The debt payment now, about \$2,100/month, is very manageable and allows us to be aggressive.

Will explained that the 2003 Budget will have modifications throughout the end of the year. The 2004 Budget is based on resident membership dues raised to \$285/family. Nonresident fees are competitive and will stay the same.

Pam Sommerville has agreed to head a landscape process at the pool. She is creating a "Phase One" plan. Anyone interested in giving input should contact her.

In 2004, the Pool Committee's theme is to:

- ☞ continue fiscal responsibility and consider ongoing improvements to the fence, the bathrooms, and the volleyball courts
- ☞ continue safe and responsible operation with DRD
- ☞ improve relations with nonresident members through communication
- ☞ build an electronic database
- ☞ leave the pool better than we found it!

Rob thanked Will for stepping in during the middle of the renovation process and doing a great job!

A neighbor asked about the party at the pool and whether the pool can be used or rented after hours.

Will informed the group that the Pool Committee is meeting to devise a policy that will then be presented to the Board for vote. The Pool Policy Document in the spring will announce the final decision. Please see your Pool Committee or Board Representatives if you have concerns.

Voting

Rob announced that we had reached Quorum – 50 residents were now present. Rob called for the approval of the Minutes from the Annual Meeting held on December 10th, 2002. The motion was passed.

Attachment C: Slate of Officers and Board of Governors for 2004

Rob then called for approval of the Slate of Officers for 2004. The election of new officers was approved unanimously.

Treasurer

Attachment D: Stoneleigh 2003 Profit & Loss Budget vs. Actual and 2004 Budget

Chris reported that a few things cost us a little more this year. Dues dropped by 40 families, about the same number of families who left the pool. We only received payment from 77% of households. Typically that number is closer to 85%. Donations were down, too. Halloween was a little more than anticipated and so were replacing trees lost in all the storms. We spent more on Legal and Accounting, too, but fiscally we are in great shape with about \$30,000 in savings.

A couple things to take note of in the 2004 Budget:

- ☞ The Winter Social is a break-even event this year.
- ☞ We budgeted more for trees.
- ☞ We added more cushion to Legal and Accounting.

School Liaison

Carole reported that during 2003, as liaison between the schools and the community, these things were accomplished, in addition to communicating appropriate dates and seasonal school system news through quarterly articles in the *Stoneleighite*:

- ☞ February 2003 – Encouraged residents to shovel sidewalks for the safety of students and community members. This led to the addition of a new listing of “snow shovelers” in this year’s fall *Stoneleighite*.

- ☞ June – The school system began construction on the final phase of renovation to the elementary school, the grounds work on the west side of the school. It was completed during the summer months, and included regrading of the grounds, a new playground, a fenced mini-multi-use court, parking lot lighting, and sidewalk improvements.
- ☞ August to November – Coordinated the volunteer gardeners, who weeded and added autumn flowers.
- ☞ September – Helped put together a flyer for the school newsletter reminding parents about parking restrictions on the streets near the school.
- ☞ End of September – Coordinated the planting and watering of 7 trees that were added to the refurbished school grounds through the funds donated by the Stoneleigh Stampede. (Thank you, Davises!)
- ☞ October – Coordinated the replacement of shrubbery along Pemberton Road (under guarantee).
- ☞ October – Brough Schamp, of Greening & Recycling, coordinated replacement of dying trees (under guarantee) along the north property line next to “The Woods at Stoneleigh.”
- ☞ January 2004 on – there are 3 projects to be completed this spring involving memorials on the grounds of the school.
- ☞ Ongoing – Carole is looking for a successor for her role – please contact her if you are interested

Greening & Recycling

Brough reported that we lost a lot of trees this year mostly due to high winds. We put in 39 trees in yards, along the street, and at the school. The York Road strip continues to be tended to by Rob Reilly. He’s doing such a great job that next year his budget will be expanded. Construction to begin on York Road in the spring. Next week, the holiday greens are going up. Brough is getting a crew together for early Saturday morning.

Stoneleighite

Lee commented on the changes made to the *Stoneleighite* this past year.

1. The first change was inherited – the *Stoneleighite* became revenue earning thanks to ads.
2. A Community Resources list was introduced of young people who want to make money raking leaves, shoveling snow, petsitting and babysitting.
3. A Bulletin Board put neighborhood announcements all in one place.
4. Photos were much more prevalent thanks to Brough and pictures submitted of people participating in community events. Not so much clip art.
5. The overall style evolved into more of a community “magazine” feel.

Everyone agreed that the changes are fantastic!

Traffic, Roads & Outside Affairs

Kathleen reported on several pressing issues:

- ☞ Traffic Calming Program – We submitted a request to Baltimore County, Bureau of Traffic Engineering to be included in this new program. After conducting a survey of Kenleigh, Hatherleigh and Wellington Roads, the County determined that we do not qualify under the criteria established for the program. Keith Link, Administrator of the program, explained to Kathleen that there are 300,000 miles of roads in Baltimore County and the program is funded with only \$200,000. They need to treat the worst cases first. He suggested that we re-apply in the future. It was suggested that we employ other devices such as “SLOW DOWN FOR OUR CHILDREN” signs. These signs can be purchased for \$78.98. Contact Janice Arcieri or Kathleen if you would like to purchase one.
- ☞ First and Saint Stephens Church Construction is to be finished on December 19th and trailers to be moved December 22nd. The Dulaney Day School will no longer be using Stoneleigh Road to drop off and pick up students. Bill Bevans from the church asked Kathleen to express the church’s gratitude to the community for our patience through the building process and to let the community know that there will be an Open House on January 25th at 2:30. Everyone is welcome for a tour of the new facility, concert and refreshments.
- ☞ Curbs – Tim Burgess, Chief of Highway Maintenance, has agreed to meet with Kathleen and survey the sites that have been given to her by residents. If your curbs need attention, please let Kathleen know by phone or email.
- ☞ Storm Drain at Chumleigh and York Roads – Kathleen has asked the County to look into this and they told her they would. She will follow up and see what they plan to do.
- ☞ Baltimore City/County Gateway District charette was held on November 15th to discuss what the community would like to see happen in the area of Drumcastle Center and the old Super Fresh. The consensus was that the attendees would like to see the district more pedestrian accessible, and that good restaurants and shops would enhance the quality of life in our area. There will be a report generated by an architectural firm that can be used in discussion with the owners of the properties involved to help attract businesses that the community will support.
- ☞ Historic District Information Meeting is to be held on January 29th at 7 p.m. at First and Saint Stephens Church. There will be speakers who can discuss what qualifies and how to go about applying for tax credits. Kathleen will mail a postcard with additional information after January 1st.

Open Floor

Rob opened the floor to any remaining issues.

A neighbor asked about the status of the zoning violation on Hatherleigh. Rob explained that it went to an Appeals Board and we lost. Ultimately, the complaint was not valid because the building is in what was determined to be the backyard. The Stoneleigh Board decided not to appeal because:

- ☞ We were spending community money.
- ☞ The probability of winning is less than 50%.
- ☞ The precedent risk is not there because the Appeals Board ruled that what looks like the side yard is actually the backyard – a rare phenomenon.

Another neighbor asked about the Regester Avenue burned house eye sore. The property is properly boarded so there's little we can do except apply pressure to the owner. If you want contact information, see Rob.

Rob then introduced Renee from Congressman Cardin's office. The Congressman had planned to attend the meeting but was invited by President Bush to the White House Christmas Party. He was torn.

Renee spoke for about 15 minutes after which Rob thanked her and everyone for their attendance. The meeting was adjourned at 9:20 p.m.

Respectfully submitted,
Gretchen MacKenzie