GUILFORD ASSOCIATION BOARD – MARCH 20, 2013 MEETING MINUTES

March 20, 2013

7:00 PM

Westcott Room, Second Presbyterian Church

BOARD MEMBERS PRESENT: Elizabeth Comer, Felix Dawson, Heather Fones, Howard Friedel, Lisa Garten, Anthony Gill, Ann Giroux, Tom Hobbs, Jeremy Hoffman, Larry LaMotte, Geoff Lord, Lynda Riley, Bernie Shutty, and Sharon Smith. Michelle Truesdale, Office Manager, was also present.

BOARD MEMBERS ABSENT: Margaret Alton, Bruce Barnett, Cathy Boyne, Tim Chriss and Ann Tyler

PRESIDING: Tom Hobbs, Guilford Association President, welcomed attendees and called the meeting to order.

The minutes from the December 6, 2012 meeting were approved.

Two board members are moving and leaving the board: Dee Smith and Geoff Lord. They will be greatly missed.

Treasurer:

90% of maintenance charges have been received, 45% of residents have paid the Guilford Security Patrol (GSP) fee, and 59% paid the Guilford Association dues.

Security:

$115,753 has been received so far as a result of the payment of the GSP fee by 45% of households. The hours for the guards will be adjusted through the year in order to not overspend. In the next newsletter all who contribute to the GSP will be recognized and thanked.

Reservoir:

Members of the Guilford Board and a representative of Loyola University again met with City officials and their consultants regarding the reservoir plan and construction schedule. While the revised plan generally reflects comments that were recommended by the working group representing the Board, residents adjacent to the site and Loyola, questions remain primarily related to construction phasing and scheduling and the coordination of the pumping station and reservoir construction. The following issues remain:

 The complete phasing schedule is not yet available

The phasing of the closing of Reservoir Lane and Millbrook Road must be clarified.

Twenty people have garages on Millbrook Road and Reservoir Lane that require access and alternative parking.

 There is insufficient parking on Northway if the garages are unusable.

Contract provisions must assure that workers are not parking on Guilford streets.

 Do not have a bid schedule.

 Do not have the CHAP review schedule.

 Do not have final drawings for the pumping station.

 Do not have start and stop hours for work.

 Do not want all the proposed Millbrook Rd. detour signs posted in Guilford.

The landscaping is as the Association recommended with the exception of a few specimen trees that we asked to be changed based on recommendations of our consultant.

Streets and Traffic:

Greenmount Ave/York Road from 29th St. to 42nd St. is having a refurbishing of the streetscape with new paving, new lighting and tree planting. A median will be extended as far as the street width permits. The sidewalks will be ADA compatible.

The city will be lining the sewer lines and in a few cases trenching will be required for access and replacement. It is an EPA requirement.

The Board has submitted the priority list of streets to be repaved to Mary Pat Clarke and the Department of Transportation. The first priority for Guilford is Rugby Road and new sidewalks are scheduled.

A study will be done of the traffic at Millbrook/Northway/Greenway. There has been discussion about having a circle there. There was an original landscaped triangle at this location and we would like it restored.

Traffic calming is needed at 39th and University and along 39th Street. A traffic circle will be constructed at 39th and Canterbury in the Tuscany/Canterbury neighborhood.

Sherwood Gardens:

Geoff Lord had taken over the management of Sherwood Gardens but with Geoff’s move Bruce Barnett agreed to come back and manage Sherwood Gardens for 2013.

The many tasks of managing Sherwood gardens include:

 Handling contracts for lawn mowing and tree maintenance

 Managing the water sprinkler system

Tulips – choosing and buying the bulbs, managing the planting of bulbs by BARC, mulching beds and removal of tulips

Coordinating the planting of summer flowers (buying flowers, accepting delivery, identifying volunteers, hiring helpers, planting flowers, mulching beds, managing the weeding throughout the summer and removal of summer flowers in the fall prior to planting of tulips)

Managing the decorating of the holiday lights on the fir tree

The Board believes that these tasks could be divided among several people and we must give priority to the plan for management and oversight for future years.

Architecture:

The revised architectural guidelines are completed. They do not change the provisions in the current architectural guidelines, but they clarify points that have been raised over the past seven years. The revised guidelines explicitly give residents a better idea of the quality of work that is expected. Potential new residents and realtors have become much better at coming to the Guilford Association to check for covenant violations before purchasing a Guilford house. The revised guidelines were recommended by the Architectural Committee. The Board adopted the revised Guidelines as presented.

There have been thirteen applications for changes since January 1, a typical amount. There are four recent foreclosures or distressed sales on Eastway and Norwood. Two are Palmer cottages on Norwood that have been purchased by investors.

Gateway Park:

The Bouton monument carved from limestone, formerly a well, was constructed by the Roland Park Company. At some point the void was filled with concrete. The concrete expands and contracts differently than the limestone and the limestone has cracked in many places. All the mortar in the base has been repaired but needed repair of the monument remains to be done.

Little Park:

The area for Little Park will be surveyed because adjacent homeowners have been encroaching on Little Park. The wooded area is being cleared and there will be walking trails through the trees. The purpose is to restore the Little Park to the Olmsted concept.

Other Parks and Trees:

There are two dead trees in York Courts. The treasurer needs to determine whether there is sufficient money in the York Courts fund to cover the cost of their removal.

Margaret Alton said that over time the intention is to replace streetscape trees where there are gaps. However, she noted it is difficult to find funding to get free trees anymore. A suggestion was made to contact homeowners to see if they are interested in purchasing trees and having them planted in the area between the sidewalk and street.

Centennial Committee:

Pre-sales for the Maryland Home and Garden Pilgrimage which will be held in Guilford on Sunday, April 28 have been going well. 200 tickets have been sold so far. A Facebook page has been set up for the tour. A luncheon will be held in Second Presbyterian Church from 12-4:30 pm and will be managed by the Mount Royal Garden Club. They also will have a shop selling items related to flowers and gardening.

Welcoming Brunch:

The Welcoming Committee, chaired by Millicent Tyler, held a brunch on March 4 which was attended by about 25 to 30 new residents.

Other Issues:

Streaming Broadband and video. There is an effort being spearheaded by the Roland Park Association to bring faster and broader internet service to the north Baltimore area. Verizon will not put FIOS in our area because of cost and lack of profitability in other areas where the service has been provided. 75 people were at a meeting with Baltimore City, Verizon, Comcast and Phil Spevak, the President of Roland Park. There will continue to be efforts to evaluate other options.

There being no further business, the meeting was adjourned at 9:15pm.

Respectfully submitted,

Lynda Riley

Secretary