GUILFORD ASSOCIATION BOARD – JUNE 2013 MEETING MINUTES

June 19, 2013

7:00 PM

Westcott Room, Second Presbyterian Church

BOARD MEMBERS PRESENT: Margaret Alton, Cathy Boyne, Felix Dawson, Heather Fones, Howard Friedel, Anthony Gill, Tom Hobbs, Larry LaMotte and Lynda Riley. Michelle Truesdale, Office Manager, was also present.

BOARD MEMBERS ABSENT: Bruce Barnett, Tim Chriss, Elizabeth Comer, Lisa Garten, Ann Giroux, Jeremy Hoffman, Bernie Shutty, Sharon Smith and Ann Tyler

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

The minutes from the March 20, 2013 meeting were approved.

*Treasurer:*

The financial statement through May were reviewed and discussed. About 20 people have not paid mandatory maintenance charges and liens will be filed this month.

The Tulip Dig brought in $5863, almost double what we normally raise. We had much better attendance due to increased publicity (newspaper articles) thanks to Ann Giroux and Julie Gilbert.

We have hired a firm to survey the little park because there has been encroachment on this park by the neighbors.

*Security:*

On June 19, Tom Hobbs, Margaret Alton, Felix Dawson and Lynda Riley representing the Association and Allen Fine and James Brady of McRoberts and Councilwoman Mary Pat Clarke met with Kimberly Burrus, the newly appointed major at the Northern District Police Department to discuss the increase in break-ins. The major said there has been an increase in break-ins all over the Northern District. We also learned that there has been a reduction in police presence in Guilford due to one officer being out on maternity leave and another officer out after a shooting.

There used to be a cell phone in the #26 car so the officers could contact the Guilford Security Patrol officers but the major does not want to continue this process. Instead she has instructed the GSP guard to call the supervisor, find out which officer is on duty and to call the officer directly on his or her cell phone. She also recommended that the GSP guards go to the weekly Intel meetings at the Northern District to understand the crime trends.

The major stressed the need for residents to call 911 if they see anything suspicious. Through 911 calls they will get the information to know where the problems are. She also suggested that if a resident can get a photo of a suspicious person or vehicle please send it to the Northern District. The photo can help identify a criminal.

413 households of the 785 Guilford houses (53%) participated in the Guilford Security Patrol. Excluding York Courts and Greenmount the participation is 60% (407 of 683 houses).

All GSP participants will be thanked by name in the next newsletter.

*Reservoir:*

Guilford representatives met with the City Bureau of Water representatives in April but did not get the proposed 90% drawings for the reservoir reconstruction until June 19.

The proposed design for the Pumphouse addition was rejected by review of the Association’s Architectural Committee. These comments were endorsed by CHAP who asked that the addition be redesigned. The new design is due July 12. On July 16 there will be a joint meeting with the City and the Engineers.

Construction is expected to start in January 2014 on the reservoir.

*Streets and Traffic:*

A number of sidewalks have been replaced within Guilford, continuing the effort between the Association and the City to have damaged walkways replaced consistent with priority needs identified by the Association.

*Sherwood Gardens:*

Bruce Barnett has agreed to provide management and oversight consultation for Sherwood Gardens for 2013 coordinating with others who will assume responsibilities in 2014. Lynda Riley will coordinate the many tasks involved with the maintenance of Sherwood Gardens in 2014. Margaret Alton will manage the contracts for the lawn, trees, leaves and tulips. Clarke Griffin will manage the irrigation system. A volunteer is needed to manage the summer flower planting.

Tom Hobbs and Margaret Alton reported that we have engaged Jamie Brown of Beechbrook Landscape Architecture to develop a long range plan (20 - 30 years) for Sherwood Gardens. Jamie has worked at Elkridge Country Club, Greenmount Cemetery and St. Paul’s School and is sensitive to the Olmsted ideals. The care and replacement of trees and shrubs must be planned for in the context of the original design. Some of the flowerbeds need to be consolidated or reconfigured. Some of the beds have been depleted of nutrients after having had the same “crop” (tulips) planted each year and need alternate planting. While Sherwood Gardens is a nationally known tulip garden, we need to have a garden that we can afford to sustain while preserving the important historical image.

*Architecture:*

There have been seventeen applications for changes since April 1 Three involve substantial renovations or additions. Other applications include changes of paint colors, shutter replacement/repairs, fences and other exterior alterations.

There are several houses for which there are or potentially will be Association lawsuits resulting from the removal of slate roofs, other unapproved exterior change or neglect.

Currently there are twelve Guilford houses in the process of lender control or foreclosure. We have never had this amount of delinquency and lender intervention in Guilford and it is in part a reflection of the national real estate downturn and value loss. It has been very difficult to determine asset managers and assure maintenance of many of these properties.

*Centennial Committee:*

The Maryland House and Garden Pilgrimage tour was held on Sunday April 28 and was extremely successful with over 2000 people touring the nine houses. Gross ticket sales were $62,165 of which Guilford received $48,310. We thank Dr. Anne Barone, Mr and Mrs Douglas Hamilton, Dr. Paul Fowler and Mr. Frank McNeil, Dr. and Mrs. Ron Heaton, Mr and Mrs Joseph Fields, Mr John Holtzman and Dr. Karen Beasley, Mr and Mrs Thomas Fore, Mr and Mrs Geoffrey Lord, Mr and Mrs Kevin McCreadie and Mr and Mrs Judson Flanagan for opening their houses for this tour. We also thank Pam Hindsley, Ann Giroux and Julie Gilbert for organizing the tour and over 100 volunteers for working tirelessly to make this event such a success.

The Mount Royal Garden Club headed by Sharon Smith, Margo Bates and Liz Trotter held a cafe and a Garden Shed Shop at Second Presbyterian Church and raised an additional $9,600.

All the money raised, net of tour related expenses incurred by Stratford Green, is being put in the Stratford Green reserve fund.

We also thank Julie Gilbert for her extensive PR work, Emily Little and Margaret Alton for arranging street signs, Michelle Trousdale for being the treasurer, Jennifer Grove for creating a Facebook page, Greg Pease and Kelly Baumgartner for taking photographs, Jeremy Hoffman for the creation and printing of 1,500 flyers, Meri Highby and Pam Hindsley for selling a record 27 ads, and Catherine Searson and Jane Meyer for organizing over 100 volunteers for the day of the tour.

*Streaming Broadband and Video:*

Phil Spivak, past-president of the Roland Park Civic League attended our meeting to discuss the need to expand broadband options in Guilford and other north Baltimore neighborhoods. Currently the City is serviced only by Comcast broadband and Verizon DSL neither of which is providing competitive pricing environment or the speed and service required.

The Roland Park Civic League has initiated the effort to demonstrate the demand in north Baltimore and to generate interest among other providers of high speed broadband. Local communities are involved: Homeland, Guilford, Roland Park, Evergreen, Keswick, North Roland Park, Cross Keys, Wyndhurst, Roland Springs, Mount Washington, Orchards and Tuscany/Canterbury.

The Guilford board voted unanimously to back this program and support competition and better service for broadband. An appeal will be sent to all residents.

There being no further business, the meeting was adjourned at 9:30pm.

Respectfully submitted,

Lynda Riley

Secretary