

The Guilford Association, Inc.
Annual Meeting
November 15, 2007
Second Presbyterian Church
Guilford

Minutes

Lynda Riley called the meeting to order at 7:30.

Approval of Minutes:

The minutes of November 15, 2006 were approved.

Report of Nominating committee:

Tom Hobbs has served as Chairman of the Nominating Committee for the election of Board members. This spring we placed an ad in our newsletter seeking qualified persons to serve on the Board. The Board may have a maximum of twenty members with one-quarter of the members being elected for staggered four year terms. The following individuals are nominated to serve four year terms on the Board: Dick Leitch, Elke Franke, Erin O'Shea, Tim Chriss and Jonathan Fishman. Upon motion duly made, seconded and passed, the above named individuals were elected to serve four year terms on the Board of Managers. Their terms will be November, 2007-November 2111 or until their successors are duly elected and qualified.

President's Report:

As I finish my second year as President of the Guilford Association, I am again appreciative of the many dedicated members of the Board. One of the changes I have made as president is to have all the board members choose specific committees to be involved with or to chair. The entire neighborhood is very fortunate to have so many volunteers working to make Guilford such as great place to live.

Cathy Boyne – Treasurer

Bryan Potts – Secretary

Tom Hobbs – Architecture, Nominating Chair

Jonathan Fishman - Architecture

Howard Friedel – Security, Legal Counsel

Tim Chriss – Legal Counsel

Bruce Barnett – Sherwood Gardens

Margaret Alton – Parks

Barbara Fields – Corporate Donations

Joan Royals – Social Events

Ann Giroux – Historian, Architecture

John Payne – Architecture, Covenants Renewal

Jim Durkay – Website

Frank McNeil – Greater Guilford Opportunities

Mark Chartrand – Liason to North Baltimore Neighborhood Coalition

Ernie Kovacs – Liason to Calvert School
Tracy Harrington – Social Events

I want to thank Ernie Kovacs, who is going off the board, for his many years of service to the Guilford Association. Ernie was very involved with the agreement between the Guilford Association and the Calvert School in the building of their new Middle School. We all benefit from the beautiful new school and the agreement we have with the school.

We have several changes for next year. First, we are gathering an e-mail list of all Guilford residents. We are also collecting phone numbers. This list will stay private within the Guilford Association. We will be using this list to communicate to residents instead of using the US Postal Service. Every time we mail a letter to all Guilford residents, it costs at least \$400. Starting in 2008, notices for social events such as the spring egg hunt, Halloween parade and tree lighting will be posted on the internet site, www.guilfordnews.com, and will be sent by e-mail only.

Second, there will be an increase in the mandatory maintenance charge from \$1 per 100 SF to \$1.20 per 100 SF. This money is needed to cover the costs of running the Guilford Association, particularly the care and maintenance of all the parks.

Third, the services of the Guilford Security Patrol will only be available to those who pay the annual fee of \$300 (the same as last year). We tried an experiment of offering the GSP to all Guilford residents, but have determined that it is not fair to give special services to people who have not paid for them. We have not ironed out exactly how we will be doing the billing. It will be included with the Maintenance charges and Guilford Association dues, but at this time we do not know whether it will be included on the same bill or on a separate bill. All Guilford residents can use the GSP until the end of January. However, starting in February, 2008, only those who pay for the GSP will get the services of watching your house while you are away, watching you walk into your house late at night and coming to your aid if you have a problem. Jay Lippincott, a new neighbor, has very graciously offered to maintain the list of GSP participants.

Treasury's Report:

Cathy Boyne reported that 80% of residents have paid dues to date. Last year only 63% had paid at this time. At this time approximately \$12,000.00 is outstanding from dues. There have been only 5 increases in dues since 1914. Letters are about to be sent to those outstanding. Water & tree expenses were much higher than estimated this year due to drought conditions. Barbara Fields single-handedly raised over \$14,000.00 through corporate donations.

Public Safety:

Howard Friedel presented Major Ross Buzzuro and Community Officer Doug Gibson of the Northern District of the Baltimore Police Department. Major Buzzuro is newly appointed and is very familiar with the Guilford area and its needs. Major Buzzuro reported there are 100,000.00 people in our district (2nd biggest in the city). There have been 0 serious assaults this year and other crimes are generally down. Thieves looking for

GPS in autos are one of the biggest crimes in this area. Do not keep cell phone power cords or GPS visible in your auto or even the suction cup mark on the windshield indicating a GPS may be in the car.

Howard Friedel gave a history of the Guilford Security Patrol with an emphasis on Stuart and Brenda Brook's role in creating the patrol. For liability purposes the Guilford Security Patrol was transferred to a new entity with the sole member being the Guilford Association.

We now have a new security company, Securitus-one of the largest in the country. They are not perfect but are getting better. We are aware there are problems and are trying to remedy the problems. If there is any type of crime, small or big, do not call the Security Company first. Residents must contact the Baltimore City Police Department first (911). Call the Guilford Security Patrol second. Do not keep garage doors open and do not leave newspapers on your lawn longer than normal. Howard is trying to collect phone numbers and e-mail information of the 480 paid members for Security Company data base. Call Security if you need someone to walk you in at night. At this time we do not have funds for 24 hours a day 7 days a week. However, that is our goal.

Motion:

The billing for the Guilford Security Patrol shall be separate from the billing from the maintenance fees and dues. The Association shall remain as the sole Member of the Guilford Security Patrol, LLC and shall be advised regularly about security issues.

Motion approved.

Architectural Committee:

Tom Hobbs reported on the activities of the 8 member Architectural Committee. The Association's administers oversight, review and approval of exterior property alterations through the Architectural Committee. Over the past 11 months the committee reviewed 65 applications, 11 of which were proposals for major additions or substantial exterior renovations. There was one proposal for a new home on a now vacant lot in the 4000 block of St. Paul St. which after a series of reviews and discussions with the committee was withdrawn. Other various proposals included: window replacements, paint color changes, major re-landscaping, a sub-division, roof replacements and fences. The committee has done several things to make the review and approval process more understood and accessible: 1. the committee meets regularly, once per month; 2. a standard application is found on the Guilford web page; 3. the Architectural Guidelines setting forth the exterior standards have been circulated and are also posted on the web page. In addition, local realtors have been reminded of the covenant requirements and the need to contact the Association to identify potential covenant violations as houses are sold.

Sherwood Gardens:

Bruce Barnett reported that everyone should look at the newsletter as it contains a lot of information regarding the gardens. He reported how much the drought hurt the gardens. Our irrigation system really helped the grass but trees suffered the most from lack of water. We lost several big oak trees. No new planting was done because there is not enough money in the budget. Most of budget went to tree removal. There were many problems with tulips-see newsletter advised Bruce Barnett.

Parks:

Margaret Alton reported on maintenance of Guilford's common spaces including the Gateway Park , Little Park, and Sunken Park.

Several new trees were donated this year one on the triangle at Northway and Stratford and a few in the Sunken Park. Donations are always appreciated! The City is planting euyonomous in the bump outs on N. Charles Street. The crape myrtles were donated by Calvert last year.

Movies in Sunken Park were big hits and a lot of fun, again, thanks to Loyola College for AV, the Senator Theater for popcorn and Seth Stevens and Mt. Washington Wine Company for beverages. Proceeds go to maintaining our common areas. Please come next year!!

Traffic, Parking Committee

Tom Hobbs reported that a number of City projects have been undertaken that impact traffic in Guilford. After discussion of several years with Calvert School, the Association and Charles Street residents, the City has implemented the single lane configuration on Charles Street and created landscaped curb bump-outs. Also after much delay, the storm sewer is being replaced and upgraded in Bedford Place. During construction traffic will be diverted on both Bedford Place and Charles Street. Speeding is a significant problem on 39th Street and a test traffic calming that narrows the traffic passage at the St. Paul intersection has been put in place. We have been informed by Councilwoman Mary Pat Clarke that St. Paul St. between Overhill Road and 39th Street will be repaved in 2008. For a number of years the Association has urged the City to create a landscaped median in St. Paul Street. It would seem logical to create the median during the reconstruction. Tom Hobbs has met with DOT officials in an attempt to get a commitment for the median plan but has been told that it is not in the budget. We are continuing the effort to get the City to revise the paving plans to accommodate the median. It was agreed in discussion that signage and other traffic calming needs to be put in place to deal with speeding and traffic taking a wrong direction on Greenway as well as speeding on St. Paul St.

Social Committee.

Joan Royals reported there numerous activities this year such as egg hunt, movie in the park, dinner at dusk, flash light tag, wine tasting. Wine tasting raised over \$10,000.00 which was a delightful surprise. There will be meet and greet for new residents this year at Joan Royals house in Jan 2008.

Covenants Renewal:

John Payne reported the covenants were last renewed in 1990 and must be renewed every 20 years. So we need notarized signatures by all owners of 66 2/3rds of the land by Jan 1, 2010. Most of the Board members will become notaries in 2008 to accomplish this task. Elke Franke volunteered to Chair this committee.

New Business:

None

Meeting adjourned at 9:15.

Respectfully submitted,

Bryan H. Potts, Secretary
November 27, 2007