

The Guilford Association, Inc.
Annual Meeting
November 15, 2006
Second Presbyterian Church
Guilford

Minutes

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

Approval of Minutes:

The minutes of the Wednesday, November 16, 2005 meeting were approved.

Report of Nominating Committee:

The Nominating Committee of Cathy Boyne, Chairman, George Nilson and Tim Chriss hereby nominates the following persons to serve on The Board of Managers of The Guilford Association for a term of four years expiring November 2010.

Lynda Riley
Howard Friedel
Jim Durkay
Ann Giroux
Mark Chartrand

The Committee also nominates John Payne to fill the remaining term of Tim Armbruster which expires in November 2007, Bryan Potts to fill the remaining term of Chip Wendler which expires in November 2008, and Bruce Barnett to fill the remaining term of George Nilson which expires in November 2008. The Nominating Committee will be chaired by Tom Hobbs.

President's Report:

Lynda Riley introduced and praised the members of the Board of Managers for their contributions: Rene Pallace (Secretary), Cathy Boyne (Treasurer), Steve Trauner and Stuart Brooks (Safety), Jonathan Fishman (Architecture), Bruce Barnett and Rene Pallace (Sherwood Gardens), Margaret Alton (Parks), Tom Hobbs (Traffic), Joan Royals (Social), Barbara Fields (Corporate Contributions), Jim Durkay (Website), Rudy Strukoff (Newsletter), Frank McNeil (Greater Guilford), Nancy Getter (Guilford Elementary), Joy Munster and Mark Chartrand (New Neighbors).

Lynda Riley also announced that Brody Management is now under contract for the billing and accounting of The Guilford Association and Stratford Green, Inc.

Treasurer's Report:

Cathy Boyne reported that the business of the Guilford Association collection of dues and security fees, mailings and insurance is now contracted to Brodie Management.

Revenues for this past year were \$180,000. 00, expenditures for the Guilford Association were \$180,000. 00. We continue to operate without cash reserves. We had extraordinary expenses for our aging trees maintenance and removal; but benefited from the \$11,000 raised by the Guilford Annual Winetasting held in October.

Enrollment in the Guilford Security Patrol is up: 552 residents paid in full their Association dues, 445 paid GSP (107 residents responding declined to pay Guilford Security Patrol). 250 residents remain unpaid and will be rebilled shortly. We continue to work to increase participation in the Guilford Security Patrol so we can afford increased coverage.

Public Safety:

Stuart Brooks and Steve Trauner were present and introduced Major Pristoop and Community Officer Doug Gibson of the Northern District of the Baltimore City Police Department. Major Pristoop is very familiar with our community and commended Stuart and Steve for their work with Guilford Security Patrol. Major Pristoop reported he considers Guilford to be relatively safe for our continued preventative efforts and attributes the continued petty crime to juveniles. Baltimore City enforces an 11pm curfew on weekdays, and midnight on Friday and Saturdays. Residents are encouraged to call 911 for emergencies.

Architectural Committee:

The Committee has finalized revisions to General Architectural Guidelines for Guilford Residents which were distributed to all residents in the Guilford newsletter and are now permanently posted on our website www.guilfordnews.com. Specific areas of the Guidelines concern: 1. Plans for proposed improvements or modifications and Process; 2. Demolition; 3. Roofs-Types and Materials; 4. Additions and Enclosures; 5. Landscaping & Garden Structures; 6. Fences & Walls- Types/Heights/Installation; 7. Shutters, Railings, Decorative Ironwork, Grilles, etc; 8. Doors, Storm Doors & Windows- Types and Materials; 9. Paint- Colors; 10. Freestanding Satellite Dishes; 11. Pavement; 12. Pools & Hot Tubs; 13. Play Equipment and On Site Sports Facilities; 14. Repairs & Restoration; 15. Approvals.

Sherwood Gardens:

Bruce Barnett announced that the tulips were all planted as of November 14, 2006 and offered the following report:

“The Gardens have, in general, been attractive over the summer. All of the Adopt A Plot beds were successful, save possibly one. It was necessary to hire some student help around August 1 and again around September 1 to assist with weeding of beds that were not getting sufficient attention. Beechfield Landscaping was hired to replace unsightly plants with new azaleas in five beds. Wherever feasible plants that were only partly unsightly were transplanted from prominent places to the border areas where they could fill holes in the greenery. The owner of Sherwood Mansion contributed new plants for the border between that home and Sherwood Gardens. Many of these died and are scheduled to be replaced this autumn. Several dozen hosta were split and replanted near the south corner of the Gardens near Underwood Rd. The irrigation system worked effectively and

kept the Gardens green even during August when almost no rain fell. The grass stayed green all summer whereas it always turned brown before the irrigation system was installed.

There were more people visiting the Gardens this summer than was the case around 1990. There is a continued problem of a lack of money. We acquired a quote for taking care of the trees but did not have sufficient funds to accept that proposal. It amounted to about \$4k to \$5k. It would have covered pruning, fertilizing, treating for insects, etc. Also, there are some dead trees that obviously need to be removed. There are some "weed trees" which were allowed to start growing several decades ago which need to be replaced. The beds near the border and Underwood are especially bad. The border with the private homes generally needs attention. Weed bushes should be replaced with "attractive" bushes. Several prominent trees have died over the last few years and need replacement.

We are working to get Baltimore City to plant several new trees along the streets. These will mainly be near Greenway and Stratford. Later some could be added along Underwood. "

Parks:

Margaret Alton reported on the work of her committee which includes Joan Friedel, Liz Nilson and Tracy Harrington

TREES

We continue to work with the City on trees for grass strips. The effort is compromised by the City's inability to respond consistently to tree requests, their planting routine and our reduced credibility with the City as a result of the lack of follow through by some residents on their commitment to water.

Three trees were donated to The Sunken Park by Lois Jones this year. Our thanks to Lois. We encourage Residents to follow Lois's example by donating trees. They are needed on the grass strips around our homes and in our Parks. Work was also done on the triangle at Northway, Stratford and Underwood to clear out unattractive bushes and plant no maintenance ground cover. Also, there was dead tree removal at the Sunken and Gateway Parks. Our thanks to Joan Friedel for donating the green alligator watering bags we used for the new trees around our Parks.

In addition to planting trees we must maintain them. This year The Guilford Association contracted with Bartlett Tree Experts for annual tree maintenance in our Parks. In addition to fertilization and pest control, Bartlett works on vine and shoots removal, pruning for safety and beauty and proper mulching. All the things the City depends on its residents to do for the City's trees on our grass strips.

FYI, we also contract with Beechfield Landscaping for annual landscape maintenance.

MOVIES

This summer Loyola College staged the showing of two movies in The Sunken Park for free as good neighbors. Please thank them. This and the donation of beverages by residents made the movies a financial success, although the turnout was mediocre. Our thanks for their generosity to Loyola College, The Pallaces, Liz Nilson, and especially Seth Stevens and Mt. Washington Wine Company.

We are looking for suggestions on improving attendance – is it movie selection, timing, notification or something else that would result in broader community appeal? Please let me know through email. You can get email information on the Guilford website.

Traffic:

Tom Hobbs reported

- **Charles Street Traffic Calming.** This project evolved from a planning effort that was initiated late in 2001 to accommodate a safe entrance to the Calvert Middle School and resolve already existing speeding and safety problems in the section of Charles Street between Overhill Road and Stratford Road. The proposal for re-channeling the traffic resulted from many meetings between representatives of the Guilford Association, the Tuscany Canterbury Association, affected residents, Calvert School, traffic consultants and the City Department of Transportation. When fully implemented, there will be planted curb-side islands and curb reconfiguration to channel traffic into a single through lane. The plan has been tested for approximately a year with painted demarcations and flex-post installations. The City DOT was very slow to respond to the plan endorsed by the community but with the help of City Council members Mary Pat Clarke and Ken Harris we've been able to get DOT officials re-engaged and to commit to the implementation of the plan. We're attempting to get the City to earmark funding for the construction in 2007. Guilford agreed to the test installation only if the curb reconfiguration and planted bump-outs would be constructed after a short test period. Our priority is to preserve and reinforce the residential quality of the street while addressing the traffic issues.
- **39th Street and St. Paul Street Traffic Calming.** At the Association's initiative discussions are being held with City DOT officials and residents near the intersection in an effort to calm traffic both on 39th Street and St. Paul Street. In several meetings the traffic problems have been discussed and the community has proposed a number of potential means of altering the current traffic patterns that would slow traffic on both streets and improve safety at the intersection. DOT is evaluating the proposals but again has been very slow to respond with specific actions. As is the case on Charles Street, there likely will be new patterns tested by the City.
- **Sidewalks.** We're attempting to inventory sidewalks that need replacement so that we can provide the City a comprehensive list for Guilford. The City has been contracting to replace some walkways in Guilford, usually in response to specific resident requests. Residents can report a sidewalk problem and request a repair by calling 311. The City will assess the problem and the City should make the necessary repair to make it safe. That inspection may result in a violation notice being issued to the property owner requiring that the sidewalk be repaired by the property owner or advising that the City must be paid to perform the work. Generally the City will pick up the cost in areas where the damage is caused by city trees. Replacement for other reasons is charged to the property owner. The City has agreed to replace sidewalks with the Guilford standard aggregate exposed concrete. Residents that undertake replacement are required by the Architectural Guidelines to specify an aggregate exposed finish.

- **Street Repaving.** Many Guilford streets have been repaved and curbs replaced in recent years. Several other streets are in deteriorated condition and need repaving and curb replacement. We have identifying these locations to the City DOT and Tom Hobbs is working with the City DOT in an effort to get the work scheduled. The City has agreed that the streets identified need repaving and reconstruction but are indicating that they won't have funds to schedule any additional work in Guilford until 2008. We're trying to get that reconsidered.

Social Committee:

Joan Royals reported a successful year for Guilford Socials thanking chairs Leslie Meek for the Easter Egg Hunt held on Saturday, April 8, 2006, co-chairs Lisa Kaufman and Alex Sapier for Dinner at Dusk held on June 4, 2006. The annual Winetasting was held on Saturday, October 7, 2006 with a Maryland theme and co-chairs Kelly Stucker and Jeff Nelson raised \$11,000 to benefit Sherwood Gardens. The Guilford Halloween Parade was held on Saturday, October 28, 2006 and was chaired this year by Beth Smith. The Guilford Association invites everyone to come gather around our Christmas Tree in Sherwood Gardens on Sunday, December 10 at 4:30 p.m. for caroling, cheer and family fun.

New Residents Committee:

Joy Munster reports a good response to the newly established New Residents Committee and the "welcome wagon" of local information, goings-on and how-tos. Joy asks to be contacted by telephone if anyone knows of new neighbors.

Announcements:

Annual Women's Civic League Holiday Party
December 3, 2006 6 to 9 PM
At Mr. and Mrs. Brody's house
101 Stratford Road

New Business:

Eva Brill of Greenway requested the Guilford Association investigate ways to control excessive speeds and wrong way traffic on Greenway.

Ginny Larson of Wendover Road objective to the "free daily" delivery of The Examiner and discussion ensued.

The meeting was adjourned at 9:05pm.

Respectfully submitted,

Rene Pallace, Secretary
November 28, 2006