**Guilford Association Annual Meeting**

November 16, 2016

7:00 PM Second Presbyterian Church

Present:

*Board Members:* Margaret Alton, Josh Bartlett, Adrian Bishop, Jarrod Bolte, Cathy Boyne, Francisco Castellanos , Elizabeth Comer, Carl Coscia, Howard Friedel, Anthony Gill, Clarke Griffin, Angela Hamilton, Tom Hobbs, Lynda Riley and Francie Spahn

*Guilford Office Manager*: Laurie Fick

*City Council Members*: Mary Pat Clarke, Bill Henry

*Baltimore City Police*: Northern District Major Richard Gibson, P/O Maria Perez

*US Securities*: Jonathan Jordan, Allen Fine and George Allen

*Absent Board Members:* Tim Chriss , Jeremy Hoffman and Felix Dawson

**Introductory Remarks:** Tom Hobbs

Tom welcomed Laurie Fick, the new Guilford Office Manager, introduced the Managers and gave a brief review of the meeting’s agenda.

**Motion Passed:** unanimous approval of the November 16, 2015 minutes

Attendees were reminded that both Guilford Association Annual Meeting minutes and Guilford Association Board of Managers minutes are posted on the Guilford Association website.

**Nominating Committee:** Josh Bartlett, Chairman

Josh advised that the Nominating Committee consisted of Josh, Jarrod Bolte, Clarke Griffin, Margaret Alton and Carl Coscia.

 Motion Passed: unanimous approval of the following proposed slate: Managers Tom Hobbs (St. Martins Road), Margaret Alton (Rugby Road), Carl Coscia (Overhill Road), Anthony Gill (Suffolk Road) to be elected to a new 4 year term and Chris Lyon (Northway).a new addition to the Board for a 4 year term.

Tom Hobbs thanked outgoing Manager Felix Dawson for his many years of chairing the Security Committee.

**Treasurer’s Report:** Clarke Griffin

Clarke advised that while the Board approved the budget, MD law requires reaffirming action by the Board at the annual meeting.

The Association has a total projected income of $425K. This is a 10 % increase over 2016 .

It reflects an increase of .20/100 sq ft in the mandatory maintenance charge, up to $2.60/100 sq. ft. for Guilford residents, as well as a $5 mandatory charge increase up to $70 for York Courts residents. and a $16K withdrawal of funds from reserves all needed to cover increased expenses.

Park and common space maintenance as well as the GSP income/expense is basically unchanged from 2016 as is our annual donation to Stratford Green at $50K.

Increases in expense are a result of the addition of the  "healthy neighborhoods” program, snow removal and capital expenses which include repair of infrastructure such as walls, iron work and sidewalks and pillar repointing and attractive permanent signs for our parks.

 **Motion Passed:** Approval of the 2017 Budget as presented.

**Architecture:** Tom Hobbs, Chairman

Tom named the committee members: Anthony Gill, Howard Friedel, Elizabeth Comer, David Craig and Martha O’Brien who meet monthly. In 2016 there have been over eighty applications for exterior changes including five major additions and two new homes on St. Paul Street.

There have been 29 foreclosures in Guilford over the last five years with all but a few sold. Unfortunately, a few have been bought by investors and these rental properties tend to be not as well maintained as owner occupied properties .

The Guilford Deed and Agreement obligates us to issue covenant violations when houses are out of compliance with the Guilford Architectural standards. The State of Maryland requires sellers to notify buyers of all covenant violations and the real estate community asks for covenant compliant letters from the Association when selling a property.

The Association is working on several initiatives to support the York Road/Greenmount corridor: Anthony Gill has developed a Pattern Book outlining the architectural guidelines for homes along Greenmount and York Courts. Guilford has teamed up with Healthy Neighborhoods to allow residents to obtain rehabilitation loans for these houses. Owners can obtain loans up to 110% of the rehabilitated value of the house with rates 1% below market rate. A 20% down payment is required.

**Our Parks and Common Space**: Margaret Alton

We are evaluating proposals from three area landscape maintenance firms as our current Beechfiled contract has expired. In the Sunken Park we plan to replace dead trees to reinstate the original Olmsted design. In the Little Park we are reclaiming land in the southeast corner again reinstating an Olmsted design. We will be replacing dead trees and plantings in the St. Paul St. median and N. Charles St.bump-outs, hopefully with help from the City. In the Triangles throughout Guilford we will plant tulips and narcissus harvested from Sherwood Gardens.

We plan to install new attractive permanent signs in all the parks advising their Olmsted heritage and that the Parks are Private. Manager Jeremy Hoffman is our master designer.

**Traffic, Streets and Parking**: Carl Coscia

In response to a question Carl advised that sidewalks and curb repair are the responsibility of the homeowner unless the damage is caused by City trees in the City strip or by damage from a city vehicle. The city will do the work according to the Guilford requirements (aggregate concrete) and bill the homeowner.

We continue to press The City to install pedestrian lighting along the Westside of Gateway Park.

Traffic calming is a major issue and needed on 39th Street, Overhill and Greenmount. Several Guilford residents led by Lisa First Willis came forward to discuss the problems with speeding traffic on 39th Street. They got a petition to study the traffic problems on 39th Street signed by 96 households in five days. 39th Street is a four-lane street in spite of the fact it is not wide enough by Department of Transportation standards to be a four lane road. The Association supports these traffic calming initiatives.

**Reservoir:** Cathy Boyne

Construction of the moving of the reservoir water into two tanks (which will be covered by earth) began in June 2016. The project is expected to be completed on November 10, 2019. The project is currently 15% completed. Issues should be addressed to Manager Cathy Boyne.

**AIRS Home for Homeless Young People**: Anthony Gill

Anthony described the Airs Home project which will be at Greenmount and Underwood. A group home will be erected to house 218 young adults aged 18 to 24 years old. The construction is expected to start in the spring of 2017. This project is financed by the state with federal funding. Because of its proximity to Historic Guilford, we were consulted regarding the building’s design.

AIRS has another facility in Pimlico which is well run and has been very successful with 56% of the residents having job placement within three months of living in the facility. The presence of this facility stabilized the neighborhood. The facility has strict rules and residents are evicted if they break the rules even one time.

**Closing of Guilford Elementary/Middle School:** Jarrod Bolte

Baltimore City Schools will close the Guilford Elementary/Middle School in June 2019. The students attending the Guilford School will move to Walter P Carter School. At this point there are no plans for the Guilford School building other than it cannot be used as a school (including a charter school). A committee of Guilford residents has been established to monitor what happens to this building which is located within the boundaries of Guilford. Interested people should contact Jarrod.

**Social Committee**: Francie Spahn

The current neighborhood events/activites include a Spring Egg Hunt, Dinner at Dusk, Halloween Parade, Holiday Party, Lighting of the tree in Sherwood Gardens and Soccer Shots. The Guilford Association would like more community activities, but needs volunteers. If interested please contact Francie and Laurie, our Office Manager.

**Security:** Angela Hamilton and Major Richard Gibson

Major Richard Gibson is the head of the Northern District. In the Northern District, there have been 800 burglaries and 400 street robberies in 2016. Two years ago they had 17 officers and now they have 14. They try to always have one officer who covers Guilford, Homeland and Roland Park. There is a movement to relieve the City Police of its responsibility to respond

to accidents on Route 83 by transferring the responsibility to the State Police as in Baltimore County. One accident can remove five Northern District officers from the streets.

Major Gibson introduced Officer Maria Perez who specializes in property crime investigation. She has the highest case closure rate in the City. She is to be dedicated to Guilford.

A number of Guilford residents are providing Thanksgiving dinner for the police officers at the Northern District on Saturday, November 19.

**Guilford Security Patrol:** Angela Hamilton and Jonathan Jordan and Allen Fine from US Securities

US Securities has taken over McRoberts Security. US Securities is located in 158 cities and provides security for a number of local companies (UPS, Mercedes, Black and Decker and Greyhound). A request was made to have a security seminar to instruct residents on how to best protect ourselves and our houses with home alarms, video cameras, trim bushes outdoor lighting. A suggestion was made to have GSP signs on houses to show who is participating in the Guilford Security Patrol. Currently 408 houses are participating.

Being no other Business the meeting was adjourned at 9:30.

Respectfully Submitted,

Lynda Riley, Secretary