



# **GUILFORD ASSOCIATION**

Annual Meeting

November 9, 2022

## **GUILFORD ASSOCIATION BOARD OF MANAGERS**

- Tom Hobbs, President
- Margaret Alton, Vice President
- Jon Kucskar, Treasurer
- Sarah Crowe, Secretary
- Cathy Boyne
- Emily Brennan
- Tim Chriss
- Elizabeth Comer
- Kevin Creamer
- Danielle Curry
- Alan Garten
- Clarke Griffin
- Jeremy Hoffman
- Kelly Maher
- Brandon McCullough
- Erika Nolan

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Not in attendance – Tom, Tim, Danielle, Alan, Brandon

# AGENDA

- President's Welcome
- Introduction of Board Members
- Slate of Managers for Approval
- 2023 Guilford Association Budget
- Committee Reports
  - Safety – Alan Garten & Danielle Curry
  - Traffic & Streets – Kevin Creamer
  - Parks – Margaret Alton
  - Architectural – Tom Hobbs
  - York Road / Greenmount Avenue – Brandon McCullough & Kelly Maher
  - Social – Kelly Maher & Erika Nolan
  - Former Reservoir – Cathy Boyne
- Councilmembers Mark Conway and Odette Ramos

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Mayor Scott spoke following the GA Budget review

## **BOARD OF MANAGERS NOMINEES / SLATE**

### Existing Board Members & Renewal Term:

- Cathy Boyne – 1 year
- Kelly Maher – 2 years
- Brandon McCullough – 1 year

### New Slate of Nominees (4-year terms):

- Brian Bramhall, Southway
- Kevin Gaynor, Warrenton Rd
- Chris Hardy, Northway
- Richard Hunt, Greenway
- Hillary Williams, Charlcote Pl

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Board nominees introduced themselves – Brian & Richard not in attendance  
Margaret asked for motion to approve/vote for slate of nominees, was seconded...then  
meeting attendees confirmed/approved the slate of nominees



## 2023 BUDGET SUMMARY

### INCOME

Total Revenue (Maintenance Fees & Association Dues)	\$371,820
Other Income (Advertising, other payments)	\$22,890
York Courts	\$5,680
Guilford Security Patrol	\$160,510
<b>Total Income</b>	<b>\$560,900</b>

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Jon

Board has approved fee increase for GA and in York Cts

Board voted to approve budget

Received question about addtl income from movie filming – rec'd \$10,500 from LIONESS

Received question about making GSP fee mandatory – will require addtl conversation

## 2023 BUDGET SUMMARY

### EXPENSES

Parks and Land Maintenance	\$79,358
Other Maintenance & Services (St. Paul St median, snow removal, newsletters)	\$56,740
York Courts	\$5,680
Guilford Security Patrol (GSP)	\$160,510
Community Security Expense	\$50,000
Professional Services (legal, accounting, insurance)	\$63,750
Stratford Green Donation (Sherwood Gardens)	\$65,000
Administrative (rent, salary, supplies, telephone, computer)	\$79,862
<b>Total Expenses</b>	<b>\$560,900</b>

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Received question about \$50k in security expense – answered that it's there to cover addtl patrol hours or initiatives (e.g., cameras)

## **SAFETY COMMITTEE**

Danielle Curry / Alan Garten

### **INCIDENTS OF CRIME (Nov 2021 – Oct 2022)**

- Incidents by Month – 40 Incidents of Crime within Neighborhood
- Incidents by Crime Type – 88% of Crime was Property-Related
- Total Incidents – Guilford had similar number of incidents as Homeland and less than Roland Park

### **CONTRIBUTIONS TO GUILFORD SECURITY PATROL (GSP)**

- Slightly higher in 2022 vs. 2021; 56% of property owners contribute

### **BALTIMORE POLICE DEPT-NORTHERN DISTRICT AND WOLF PROFESSIONAL SECURITY**

- Major Azalee Johnson ([azalee.johnson@baltimorepolice.org](mailto:azalee.johnson@baltimorepolice.org))
- Brian Wolf, owner Wolf Professional Security

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Pat filled in

5 violent crimes – 4 agg. assaults, 1 shooting

35 property crimes – 7 auto thefts, 6 burglaries, 11 larcenies, 11 larcenies from automobiles (most of these due to unlocked vehicles)

Shooting was in July, outside of York Ct #1

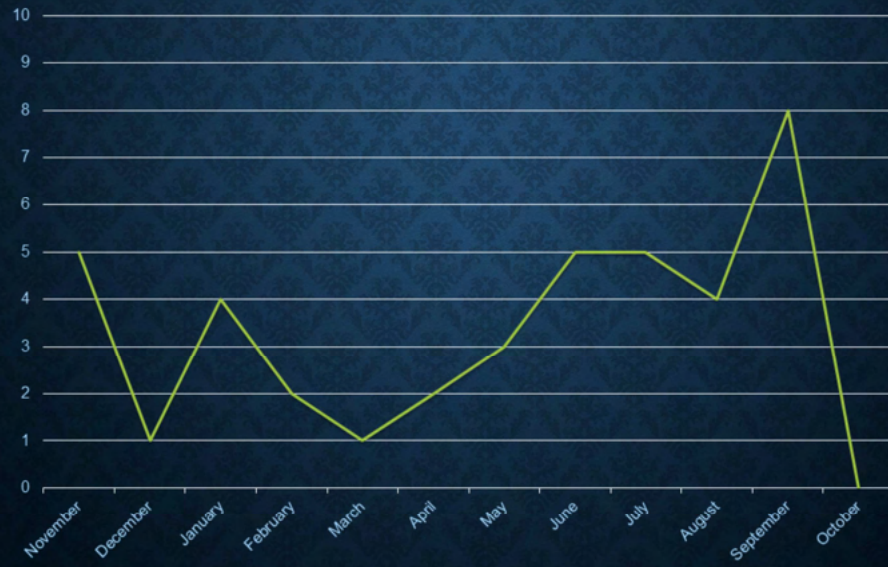
Brian Wolf spoke for ~10 minutes – issues with guards driving too fast, not as engaged as residents would like



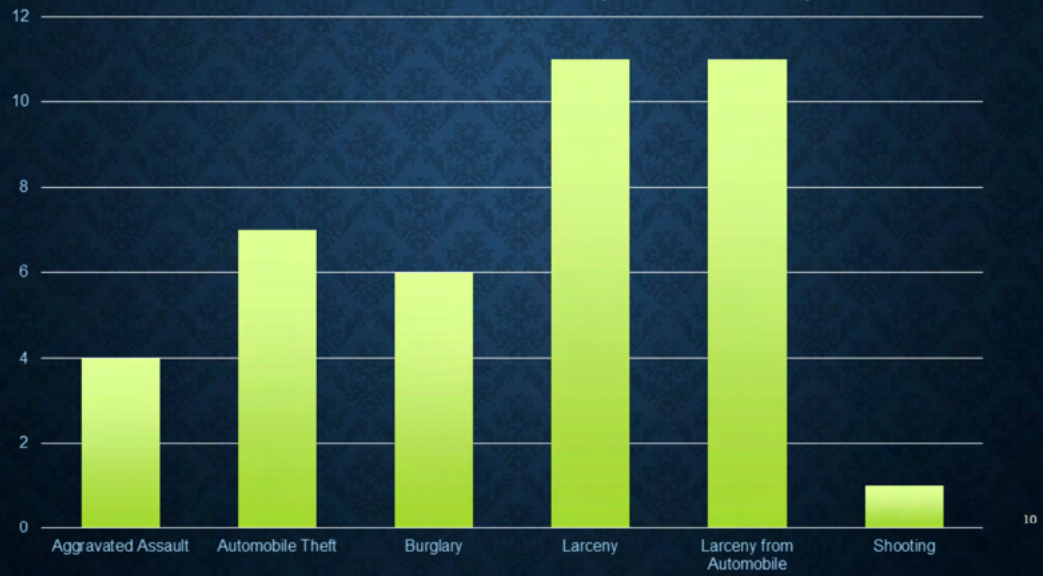
Did not include 4 incidents in Hadley Sq



## CRIME BY MONTH (2021-22)



## CRIME BY TYPE (2021-22)



## CRIME COMPARISON (2021-22)



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Guilford – 40  
Homeland – 37  
Roland Pk - 59

# TRAFFIC & STREETS COMMITTEE

Kevin Creamer

- Restoration of traffic island at Northway/Millbrook Rd/Greenway
- Sidewalk replacements
- Install of LED lights and restoration of lights where bulbs have been changed

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Pat to talk about LEDs



## **Traffic Triangle at Millbrook Rd/ Northway/Greenway**

- Funds earmarked for restoration of traffic triangle in May 2022 through Delegate McIntosh's office
- DOT met on Sept 28<sup>th</sup> to identify POC for Guilford
  - Planning Dept. is aware of funds and has programmed into City's annual Capital Improvement Plan
  - DOT Fiscal, Finance Dept. and Planning Dept. are collaborating to confirm process to use State bond funds

To:



Mayor Scott to have update to us on POC for traffic triangle on Monday, Nov 14th

## Damaged Sidewalks

- List of >50 damaged sidewalk addresses with photos submitted to DOT-TEC Division in May 2022 following a canvas of the neighborhood; City did not fund any sidewalk repairs in 2022
- Guilford-standard “aggregate exposed concrete” finish is required
- City is fiscally responsible if City tree, City agency or City subcontractor (BGE, DPW, etc.) damaged sidewalk; **who oversees subcontractor’s work?**
- Property owners are fiscally responsible for repairing cracked, broken, or off-grade sidewalks on their properties, however, City usually performs sidewalk repair at a cheaper rate and bills resident



4301 Saint Paul St; 2 broken sections near steps



4301 Saint Paul St; broken sections, lifted 2"

<https://transportation.baltimorecity.gov/sidewalks>

If sidewalks are a danger/trip hazard, need to state that  
Per Mayor Scott, DOT definitely responsible for contractor oversight

## Damaged Sidewalks (cont'd)

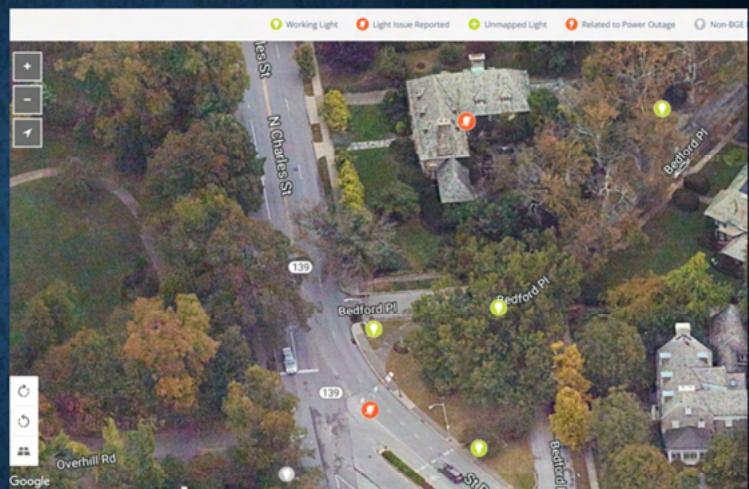
- Councilwoman Ramos' Office has assisted in escalating existing requests to DOT in Oct 2022
- Our DOT contact will review existing claims and issue violations for non-compliant properties
- New repairs executed by the City will take place in the upcoming fiscal year (July 2023), when the next round of contracts is let
- Email us at [guilfordtraffic@gmail.com](mailto:guilfordtraffic@gmail.com) with: Any damaged sidewalk, traffic or street concerns (please include a photo, approximate address, and 311 reference # if applicable)

REQUESTED SIDEWALK REPAIRS FOR GUILFORD (2020 TO 2022)				
Tour Stop	Location/Address	Number of Photos	Location on Property and Description	Request Date
1	4 Millbrook Rd	1	front, near driveway, damaged and incorrect concrete patch	6/3/21
2	4301 St Paul St	3	>7 damaged sections in 3 areas; raised 2"	6/3/21
3	4305 St Paul St	2	>6 damaged sections including 2 near steps	7/27/20
4	4309 St Paul St	1	2 raised sections (by 3") on southern edge of walk	6/4/21
5	4311 St Paul St	1	3 displaced sections (by 2") near entranceway	6/4/21
6	4401 Bedford Pl	1	Greenway side, 1" raised sections	6/4/21
7	4413 Bedford Pl	1	3 sections raised >3"	9/13/21
8	corner N. Charles St & Overhill Rd	1	handicap ramp at north intersection with smooth concrete, cracked with dog prints	6/3/21
9	103 Overhill Rd	1	front sidewalk near driveway	7/2/21
10	43 Warrenton Rd	1	entire sidewalk damaged; orange marking paint	7/2/21



## Streetlights

- List of >30 streetlights submitted to BGE and/or 311 Baltimore
- Issues include streetlights out, ultra-bright purplish LED bulbs, lights on 24/7, damaged globes, and yellowish hue light
- All streetlights should be correct/ lower intensity LED bulbs





# PARKS COMMITTEE

Margaret Alton

- Sherwood Gardens – Master Plan in Phases II & III
- Sunken Park – hillsides restored and planted
- Gateway Park – review for enhancements
- Little Park - maintain
- Saint Paul St. Median - plant replacement completed
- N. Charles St. Bumpouts - maintain
- Multiple Islands - maintain



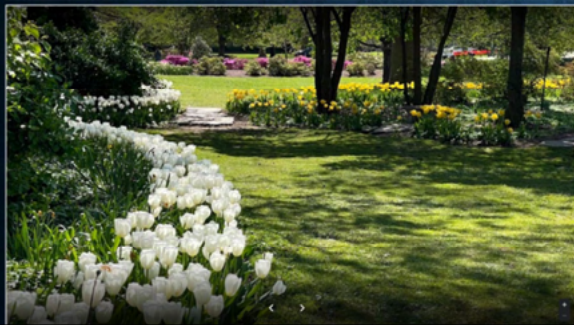
## Sherwood Gardens

- Master Plan in Phases II & III

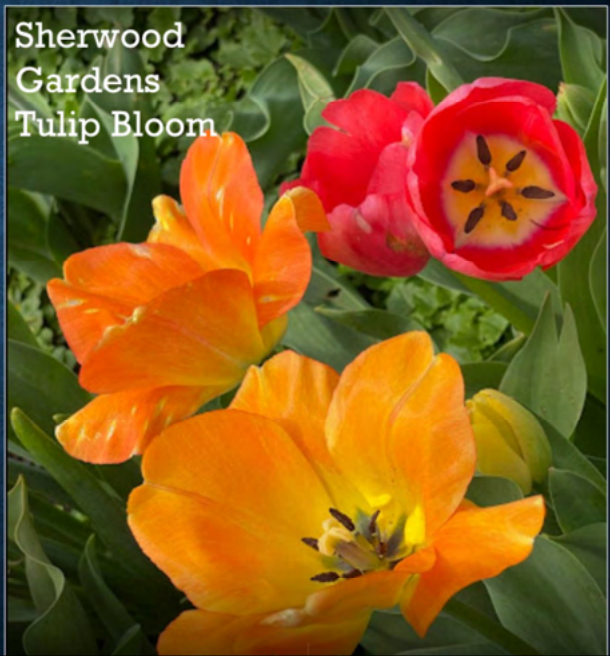


— Master Plan in Phases II & III

Pollinator Garden



Sherwood  
Gardens  
Tulip Bloom







## Sunken Park

- Hillsides restored and planted



## Gateway & Little Parks

- Review for enhancements
- Maintain





St. Paul Street Median

- Maintain



## **PARKS COMMITTEE (cont'd)**

Trees – partnership of residents, Guilford Association and City

- Your trees – prune dead limbs/remove dead trees (with arborist recommendation)
- Remove vines / no mulch 'volcanos' on City and your own trees
- Use 311 service to report dead City trees and stump removal; provide 311 ticket no. to Association
- City tree replacements require request forms
- Meeting with Forestry Chief Daniel Coy on Nov 3rd

Productive mtg with Coy



## ARCHITECTURAL COMMITTEE

Tom Hobbs

- Eight-member committee composed of Board and previous Board members and 2 additional architects
- Review all proposed exterior changes to Guilford properties for consistency with Architectural Guidelines
- Year to Date: about 90 formal applications received and many additional requests for guidance; will be over 100 formal applications for the year
- A brisk sales market existed this year – 34 properties sold; average sale price \$912,515
- All required review by the committee for covenant compliance
- Hundreds of thousands of dollars continue to be invested in improvements and upgrades of properties
- Association continues to urge use of the State's Historic Tax Credit when making eligible improvements to properties.

63 properties sold in 2021 at avg sale price of \$726,590



## ARCHITECTURAL COMMITTEE (cont'd)

### Maryland Homeowner Historic Tax Credits

- Designation of Guilford as a National Register Historic District in 2001–national and local
- Made Guilford property owners eligible to receive MD Historic Tax Credits for improvements & maintenance of Guilford homes – potentially earning a state tax credit equal to 20% of the cost.
- During the past 10 years, State has recognized \$2,775,456 in eligible Guilford home improvements and awarded \$555,091 in credits against state income tax...but under used in Guilford
- AC reviews many improvements that would be eligible although no application to the state made.
- To further encourage and assist property owners understand and use the very valuable resource detailed guidance will be provided in the next newsletter
- The approval process involves a 3 part application to the state
- Application forms online on the MD Historical Trust website (<https://mht.maryland.gov/>); Association has much of the information required for Part 1

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Full details on tax credits in next issue of Newsletter

Answered questions on minimum amount to spend (\$5k) and various repairs covered (exterior painting, boilers, roofs, windows, etc.)

# **YORK ROAD/GREENMOUNT AVENUE COMMITTEE**

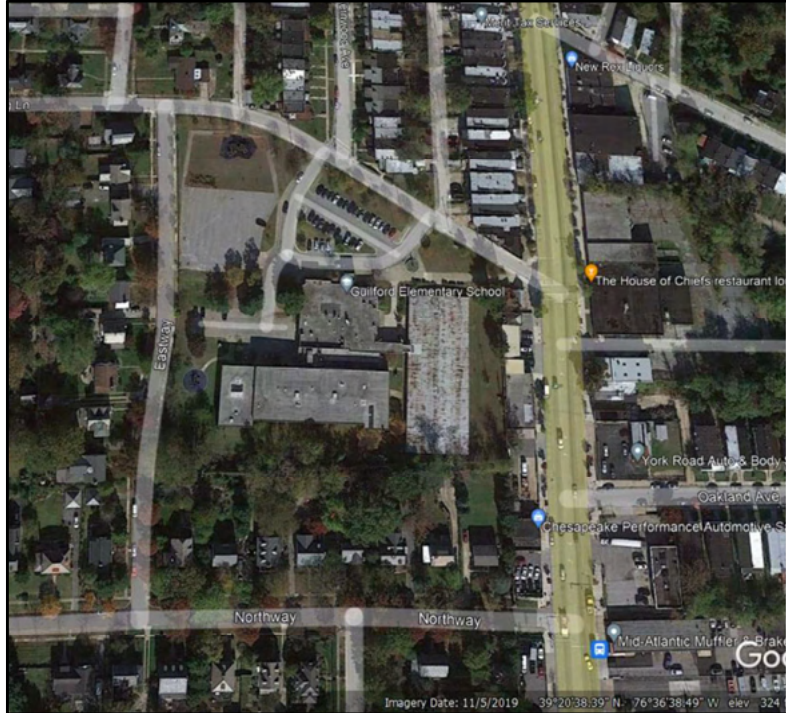
Brandon McCullough / Kelly Maher

- Greenmount Ave Streetscape from E. 29<sup>th</sup> St to E. 43<sup>rd</sup> St
- North-South Corridor Study of York Rd / Greenmount Ave – Maryland DOT assessing 7 new public transportation alternatives; <https://rtpcorridors.com/northsouth>
- Reuse of Guilford Elementary & Middle School



Odette Ramos – nearly complete; traffic calming measures being considered





## **GUILFORD ELEMENTARY AND MIDDLE SCHOOL SITE**

- To be sold by the City
- Site subject to terms of Guilford D&A
- Midtown Academy charter school interested but unlikely to have the funds to rehab the building
- DHCD not forthcoming

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Mayor and/or Conway to follow up on status  
Hopkins or Loyola should want this valuable space

## **SOCIAL COMMITTEE - EVENTS**

Kelly Maher

### 2022 Successes

- Egg Hunt, movie nights in Sunken Park, Neighbor Day in Sherwood Gardens, and Halloween Parade
- Guilford Holiday Party – Sunday, December 4<sup>th</sup>; RSVP by using QR code by November 21<sup>st</sup>
- Candy Cane Scavenger Hunt returning in December



Egg Hunt and Halloween Parade





Neighbor Day

## **SOCIAL COMMITTEE – EVENTS (cont'd)**

### 2023 Plans

- Egg Hunt
- Tulip Bloom Party and Tulip Dig
- Summer Movie Night in Sunken Park
- Neighbor Day
- Halloween Parade
- Holiday Party
- Candy Cane Scavenger Hunt

PLEASE CONSIDER JOINING THE SOCIAL COMMITTEE!!

Contact [kellynn@gmail.com](mailto:kellynn@gmail.com)

# SOCIAL COMMITTEE - ENGAGEMENT

Erika Nolan

## Areas of Focus

- Write / Publish the *Guilford Minute* to raise awareness on community-wide events and opportunities. Started in April 2022; healthy open rate of 65% among neighbors.
- Maintain Guilford Facebook page and encourage increased adoption of the site.
- Enhance New Family welcome experience – improve Guilford's email welcome series and create cost-effective physical welcome material
- Promote Guilford events
- Support all committees to create announcements, emails, etc. for any important developments



## RESERVOIR COMMITTEE

Cathy Boyne

- City has two different contractors to mow/maintain the former reservoir and the pump houses
- After numerous complaints and photos, City properly maintained sites starting in summer



## CITY COUNCIL REPRESENTATIVES



- Mark Conway
  - District 4
  - (410) 396-4830
  - [Mark.Conway@baltimorecity.gov](mailto:Mark.Conway@baltimorecity.gov)
- Odette Ramos
  - District 14
  - (410) 396-4814
  - [Odette.Ramos@baltimorecity.gov](mailto:Odette.Ramos@baltimorecity.gov)



**THANKS FOR JOINING US!**

**QUESTIONS OR COMMENTS?**

**EMAIL:**

**[OFFICEMANAGER@GUILFORDASSOCIATION.ORG](mailto:OFFICEMANAGER@GUILFORDASSOCIATION.ORG)**