



# Guilford Association

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Annual Meeting

November 8, 2023



Guilford before "Guilford"





Greenway South of 39th Street



Looking south across "Guilford" c.1890s (from Wendover Road at Greenway)





The first house in "Guilford" — McDonald farm house (Chancery Road)



The second house — Guilford Mansion (Wendover Road at Greenway)





Construction of Greenway at Guilford Mansion, 1913





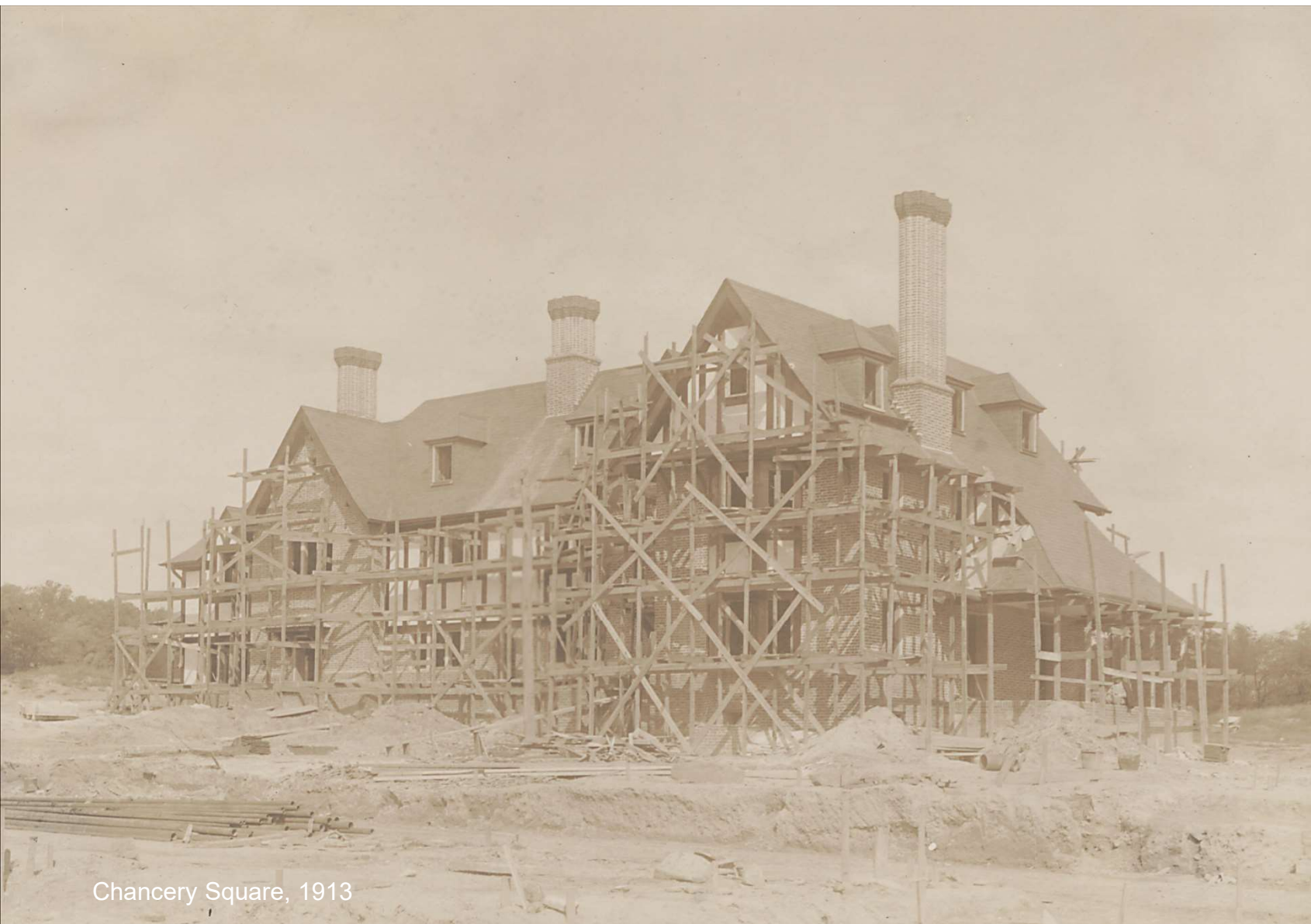
Looking north on St. Paul Street at University Parkway, 1913





Basement Construction





Chancery Square, 1913





Greenway at University Parkway

St. Paul Street and Greenway at University Parkway

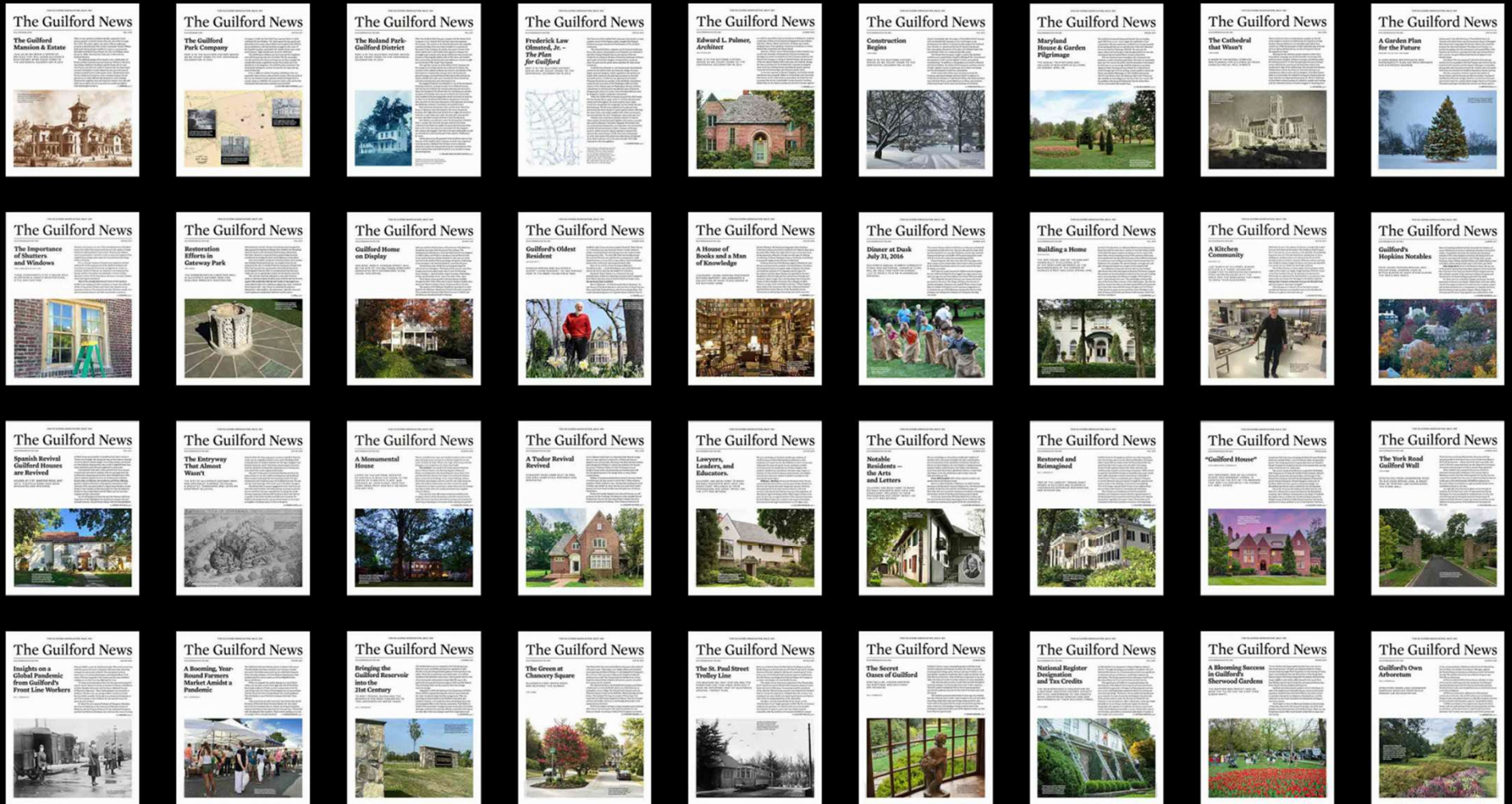














# guilfordassociation.org

GUILFORD  
COMMUNITY ▼

SHERWOOD  
GARDENS ▼

NEWS &  
EVENTS ▼

GUILFORD  
ASSOCIATION ▼

ARCHITECTURAL  
COVENANTS ▼

RESIDENT  
RESOURCES ▼

REAL ESTATE  
TRANSACTIONS ▼



History

Map

Photos

Provide Your Contact Info

Contact Us

## GUILFORD COMMUNITY

Guilford was planned by the Olmsted firm and developed by the Roland Park Company in the early 1900's. It has stunningly beautiful architecture, community parks, streets lined with mature trees, the world-famous Sherwood Gardens, and a prime location that is a short commute to downtown Baltimore. Guilford is designated a National Register Historic District.

There are about 800 single-family homes in Guilford that range from cottages to stately mansions. In Guilford, families enjoy a



# Agenda

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*Hillary Williams*

- Rules of Engagement
- President's Welcome
- Introduction of Board Members
- Slate of Managers for Approval
- 2024 Guilford Association Budget
- Committee Reports
  - Safety – *Brian Bramhall*
  - Traffic & Streets – *Kevin Creamer*
  - Parks – *Margaret Alton*
  - Architectural – *Tom Hobbs*
  - York Rd / Greenmount Ave – *Kevin Creamer & Kelly Maher*
  - Social – *Kelly Maher & Erika Nolan*
- Councilmember Remarks and Questions

# Board of Managers

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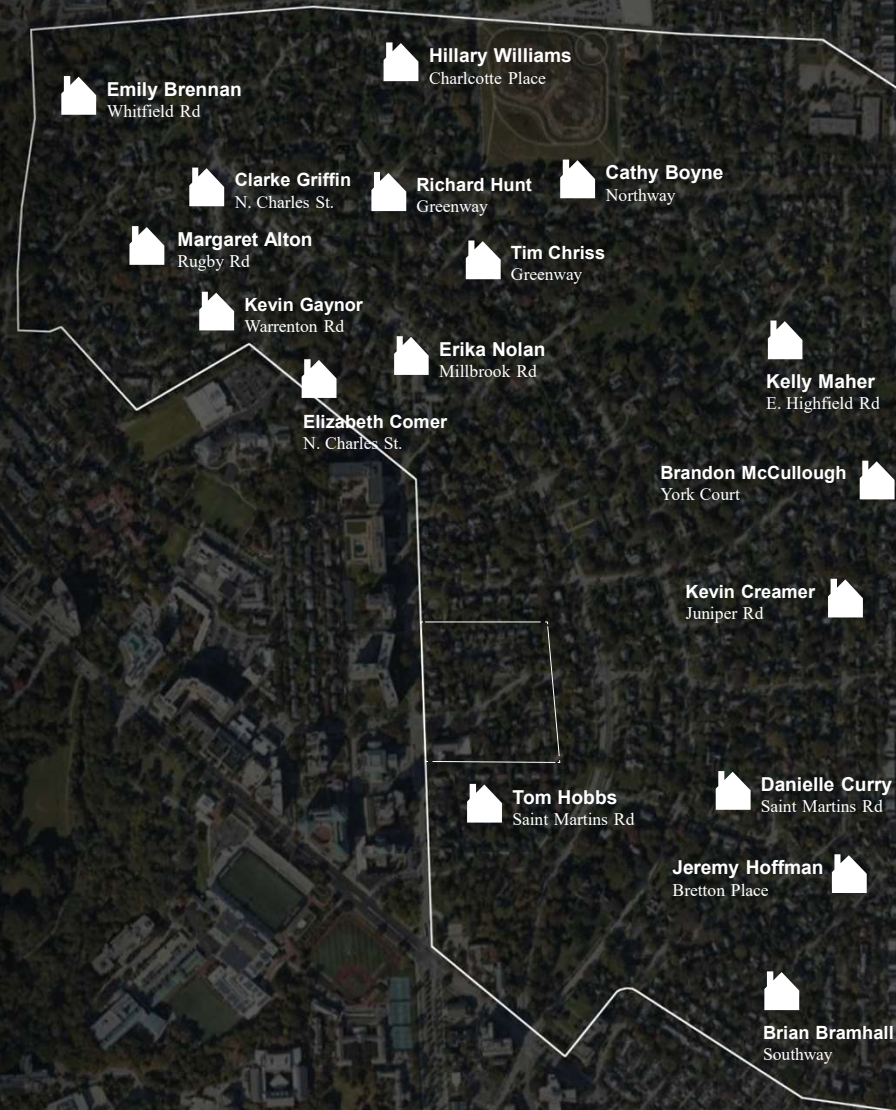
- Margaret Alton, *President*
- Tom Hobbs, *Vice President*
- Jeremy Hoffman, *Vice President*
- Richard Hunt, *Treasurer/Secretary*
- Cathy Boyne
- Brian Bramhall
- Emily Brennan
- Tim Chriss
- Elizabeth Comer
- Kevin Creamer
- Danielle Curry
- Kevin Gaynor
- Clarke Griffin
- Kelly Maher
- Brandon McCullough
- Erika Nolan
- Hillary Williams



# Board of Managers

*Jeremy Hoffman*

- “The Association shall be managed by a Board of not less than 12, nor more than 20, managers.”
- At each annual meeting one-fourth of the Managers are elected to serve for a period of 4 years.
- A call for board nominations was emailed to all residents in September. A nominating committee was created and interviewed all nominees.



# Slate of Managers for Approval

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## Existing Board Members for Renewal

- Cathy Boyne, *Northway* (2-year term)
- Tim Chriss, *Greenway*
- Brandon McCullough, *York Courts*

## New Slate of Nominees

- Solomon Abiola, *Wendover Rd* (2-year term)
- John Bolton, *Juniper Rd*
- Bill King, *Rugby Rd*



# 2024 Budget Summary

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*Rich Hunt*

## INCOME

Total Revenue (Maintenance Fees & Association Dues)	\$ 391,642
Other Income (Advertising, other payments)	\$ 34,894
York Courts	\$ 5,760
Guilford Security Patrol	\$ 159,000
<b>Total Income</b>	<b>\$ 591,296</b>

# 2024 Budget Summary

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## EXPENSES

Parks and Land Maintenance	\$ 91,736
Other Maintenance & Services (St. Paul St median, snow removal, newsletters)	\$ 19,500
York Courts	\$ 5,760
Guilford Security Patrol (GSP)	\$ 159,000
Community Security Expense	\$ 49,000
Professional Services (legal, accounting, insurance, D&A renewal)	\$ 112,150
Stratford Green Donation (Sherwood Gardens)	\$ 65,000
Administrative (rent, salary, supplies, telephone, computer)	\$ 85,150
Events	\$ 4,000
<b>Total Expenses</b>	<b>\$ 591,296</b>



# Safety Committee

*Brian Bramhall*

## Incidents of Crime November 2022 – October 2023

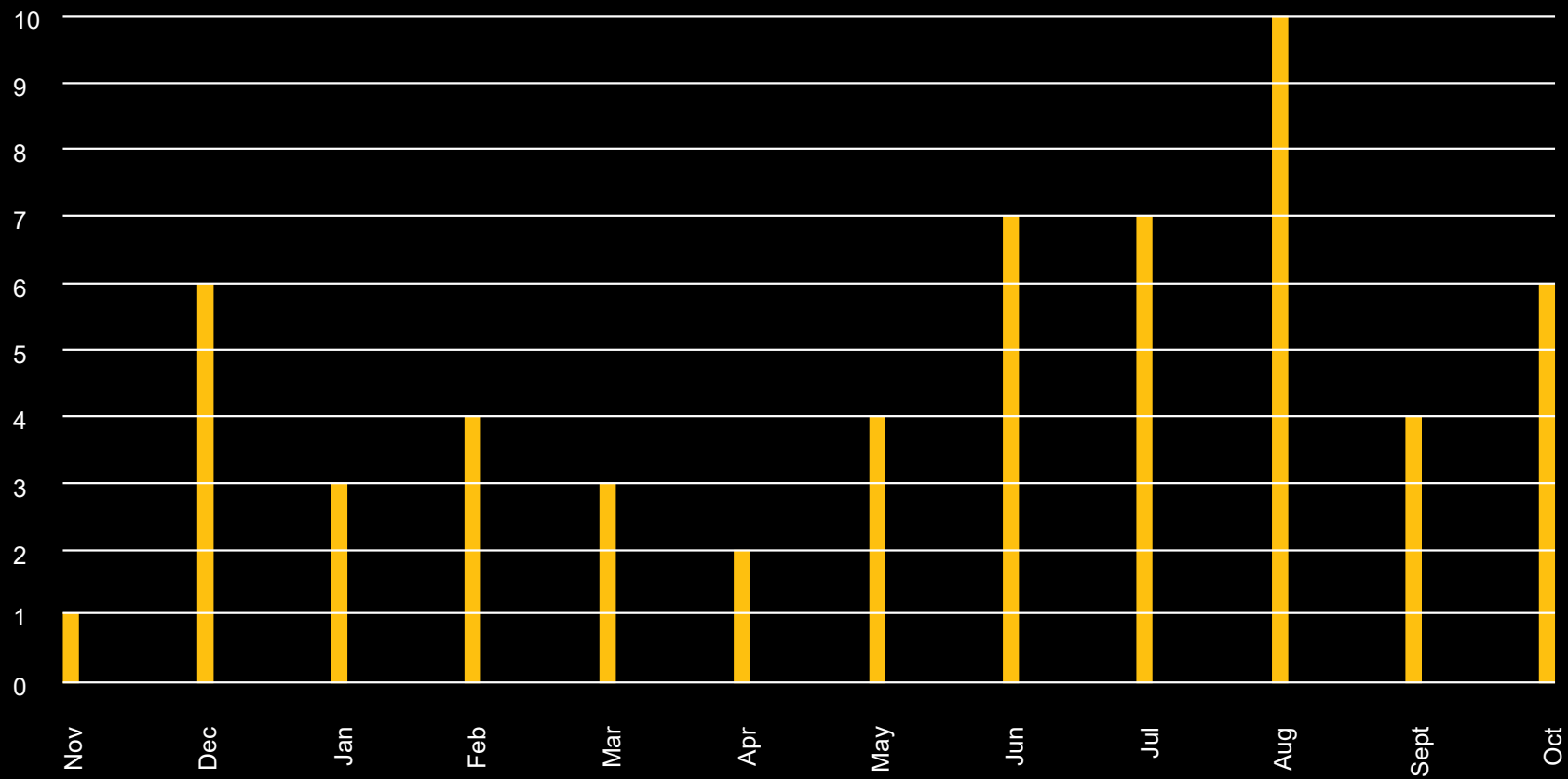
- 57 incidents within Guilford
- 86% of all crimes were property-related
- Total incidents were less than Homeland (84) and significantly less than Roland Park (135)

Source: [www.baltimorepolice.org/crime-stats](http://www.baltimorepolice.org/crime-stats)



# Crime by Month

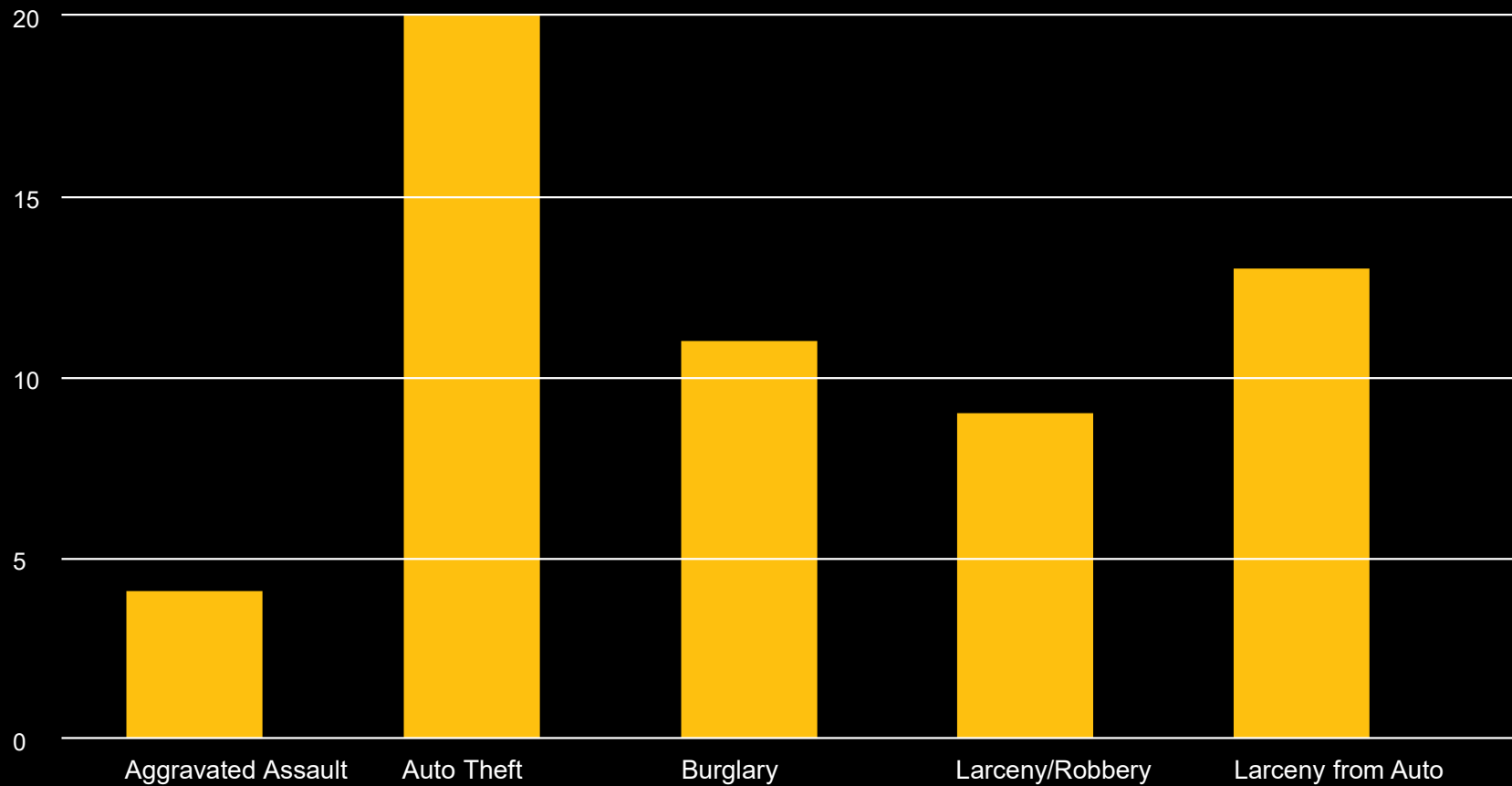
Nov 2022 – Oct 2023





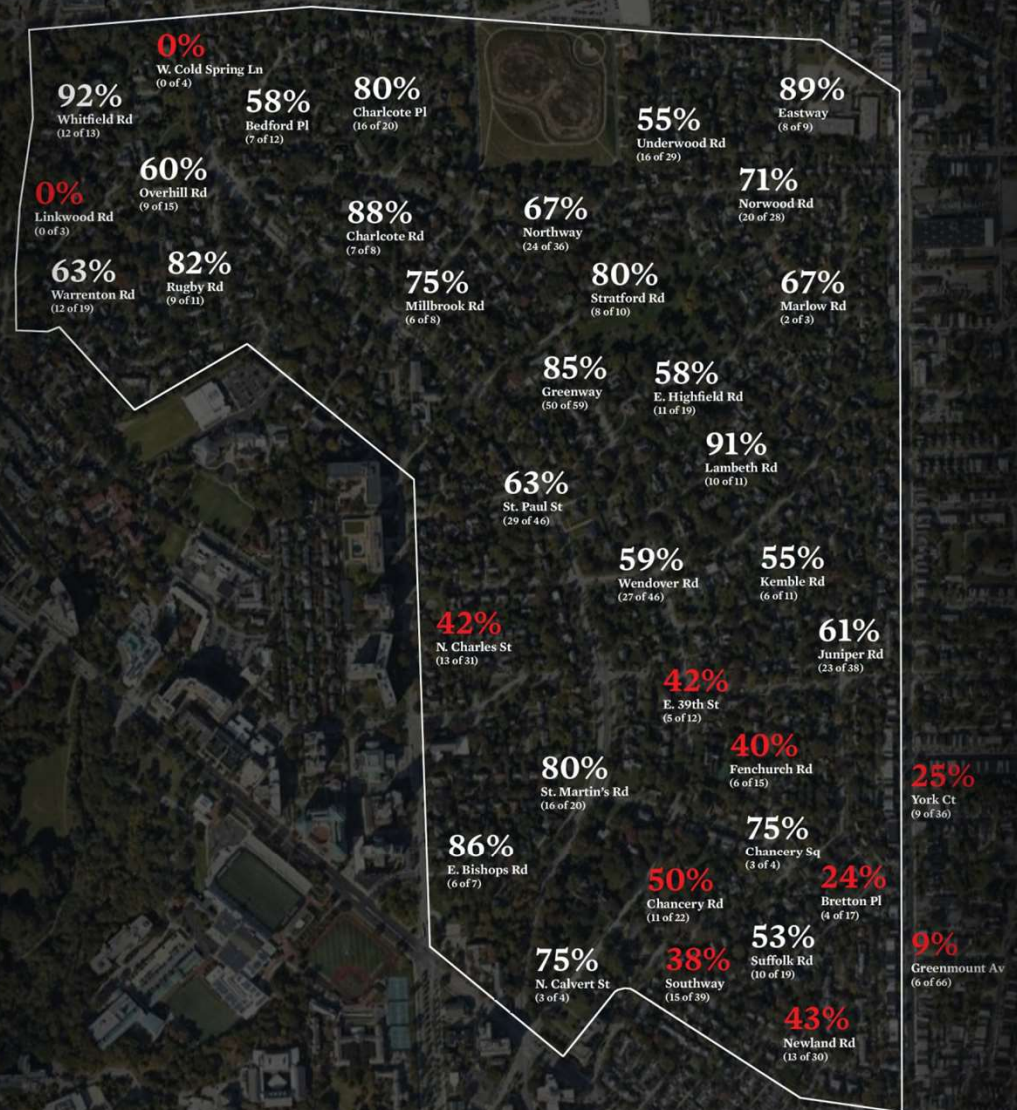
# Crime by Type

Nov 2022 – Oct 2023



# GSP Contributions

- 53% of property owners contribute to the Guilford Security Patrol (GSP)
- Similar participation numbers in 2023 vs. 2022
- Contributions fund approximately 75 hours of coverage each week
- Additional \$49,000 budgeted for extra hours if needed or for other security expenditures





# Safety Contact Information

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Major Azalee Johnson — Northern District Commander

Sergeant Modesto Olivo — Northern District Neighborhood Services Supervisor

*NorthernDistrict@BaltimorePolice.org*

Wolf Security

443-878-7248

*guilfordpatrol@wolfsecurityinc.com*

Officer Don Wilson

Officer Carmelo Carrasquillo

# Traffic & Streets Committee

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*Kevin Creamer*

- DPW watermain replacement work was completed in July on Kemble and Lambeth Roads.
- DOT shared at the 6/7/23 Association Board meeting that there is currently a 7-year waitlist for new sidewalk replacement requests, due to the prioritization of major safety and ADA non-compliant sidewalk repairs across the City



# Sidewalk Repairs

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The process for submitting a sidewalk repair request remains the same:

- Submit a 311 request
- Email the Association with your service request number so that we can add it to a tracking log
- Improperly repaired sidewalks (non-exposed aggregate) should be brought to the attention of the Association office manager ([officemanager@guilfordasssociation.org](mailto:officemanager@guilfordasssociation.org))

As a reminder:

Any contractor contracted with either Baltimore City or BGE is required to adhere to the neighborhood sidewalk standards.

Asphalt patch work is intended as a temporary patch to areas under construction or repair. Notify the association if you see areas that have not been repaved after initial patchwork.

The City/BGE is financially responsible for sidewalk repairs only when it is caused by City project work or City trees. Nevertheless, going through the DOT repair process yields a discount on contracted work.

The committee is working with DOT and Councilwoman Ramos on strategies to address this wait time for new repair requests.

# Greenway Traffic Triangle

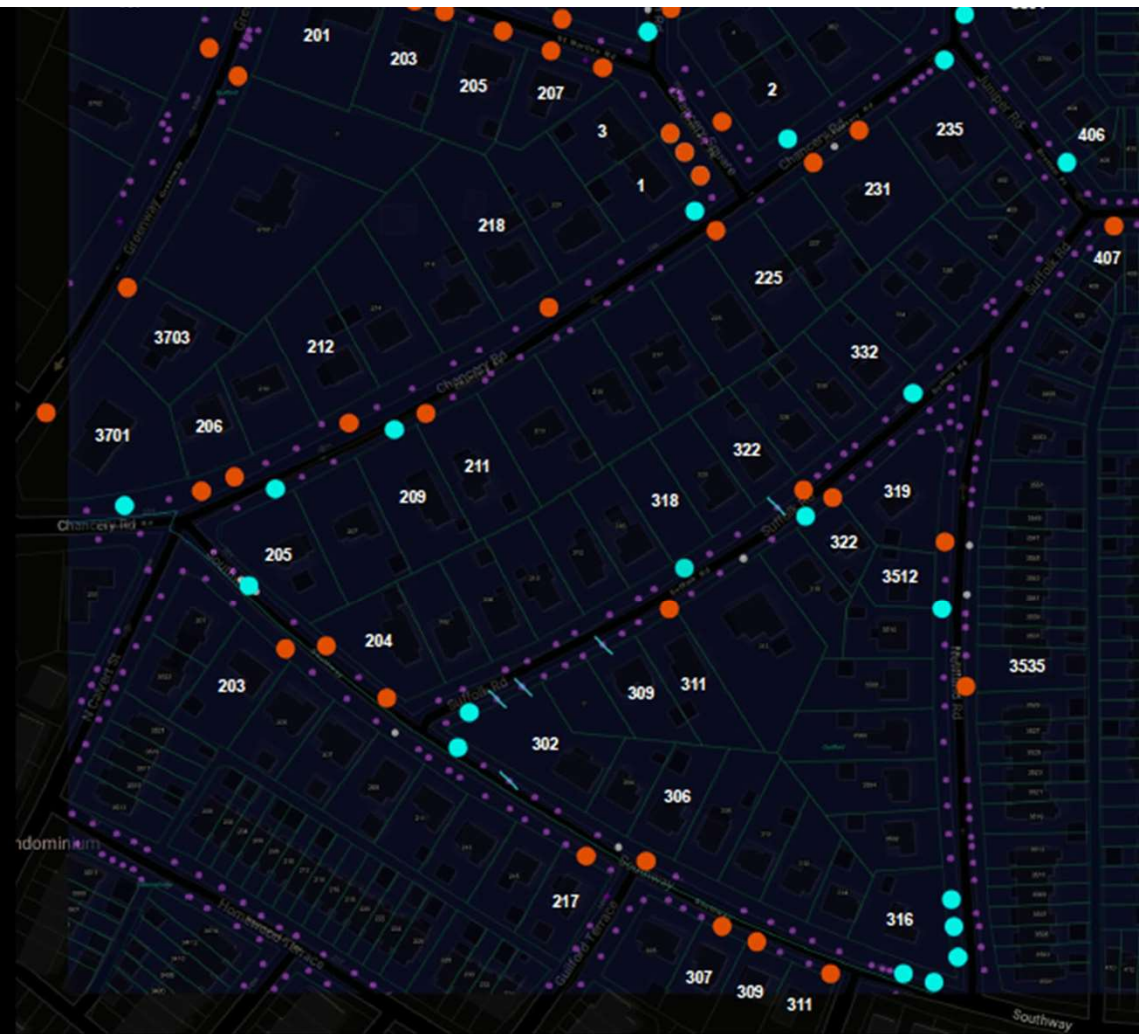
- Funds were earmarked for the restoration of a traffic triangle at Greenway/Millbrook/Northway in the 2022-23 legislative session
- Architectural committee met with DOT to review site concepts and select configuration
- DOT-TEC received approval in August for engineering consultant tasks and are working on scoping/assigning this project for design
- Councilman Conway's Office assisting with moving through the process





# City Street Trees

- Use 311 service to report dead city trees and stump removal. Provide Association office manager with service request number.
- Use the “Baltimore City Street Tree Request Form” for new trees
- Currently reviewing Guilford’s tree inventory against the city’s records and updating our maps for future requests.

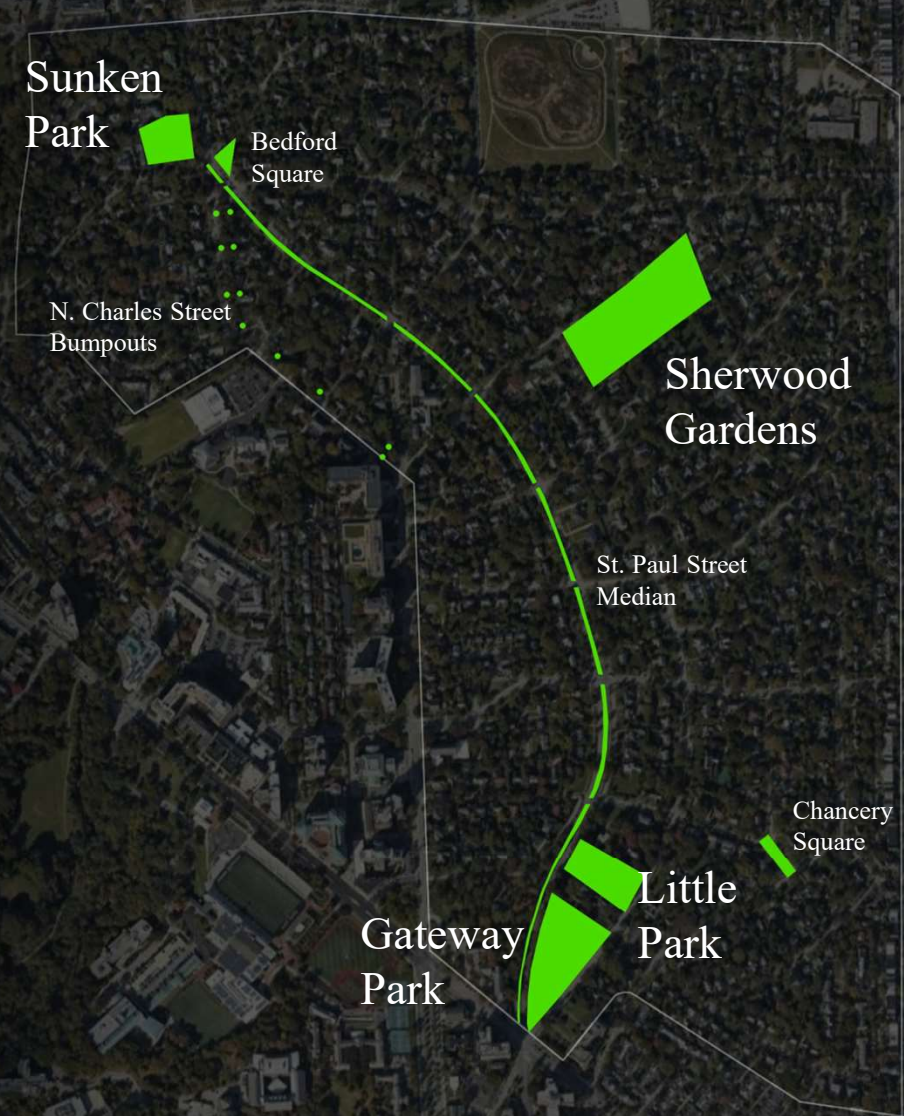


- Stump
- Vacant site / Missing tree
- Dead / Diseased tree

# Parks Committee

*Margaret Alton*

- Four community parks — Sunken Park, Little Park, Gateway Park, and Stratford Green/Sherwood Gardens
- Maintenance of St. Paul Street Median, N. Charles Street bumpouts, Bedford and Chancery Squares, and multiple smaller green spaces and “islands” throughout the neighborhood





# Sunken Park

Greg Pease Photography



# Little Park

Greg Pease Photography



# Gateway Park





# Sherwood Gardens





# Architectural Committee

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*Tom Hobbs*

No building, fence, wall or other structure shall be commenced, erected or maintained, nor shall any addition to or change or alteration therein be made, until the plans and specifications . . . shall have been submitted to and approved in writing by the Company . . .

Sub-Division VII, Guilford Deed and Agreement

# Architectural Committee

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- Year to Date: 101 formal applications received and reviewed
- Committee reviews and approves all proposed exterior changes for consistency with the Architectural Guidelines
- Requests for technical guidance
- Generally excellent compliance
- No major exterior projects undertaken—many fences, exterior patios, window repairs or replacement, roof replacements or repairs.
- Hundreds of thousands of dollars invested on interior upgrades and improvements



# Home Sales

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- 48 properties have sold in 2023 with an average sales price of \$941,990 (*\$898,202 without 15 Charlcote*)
- 40 properties sold in 2022 with an average sales price of \$868,412
- All properties reviewed for covenant compliance



# Maryland Tax Credits

- Guilford was designated as a National Register Historic District in 2001
- Allows Guilford property owners to receive MD Historic Tax Credits for improvements and maintenance — tax credit equal to 20% of the costs.
- In the past decade the state has recognized more than \$2.7 million in eligible Guilford home improvements
- See Fall 2022 newsletter for info





# Loyola University Parking Triangle



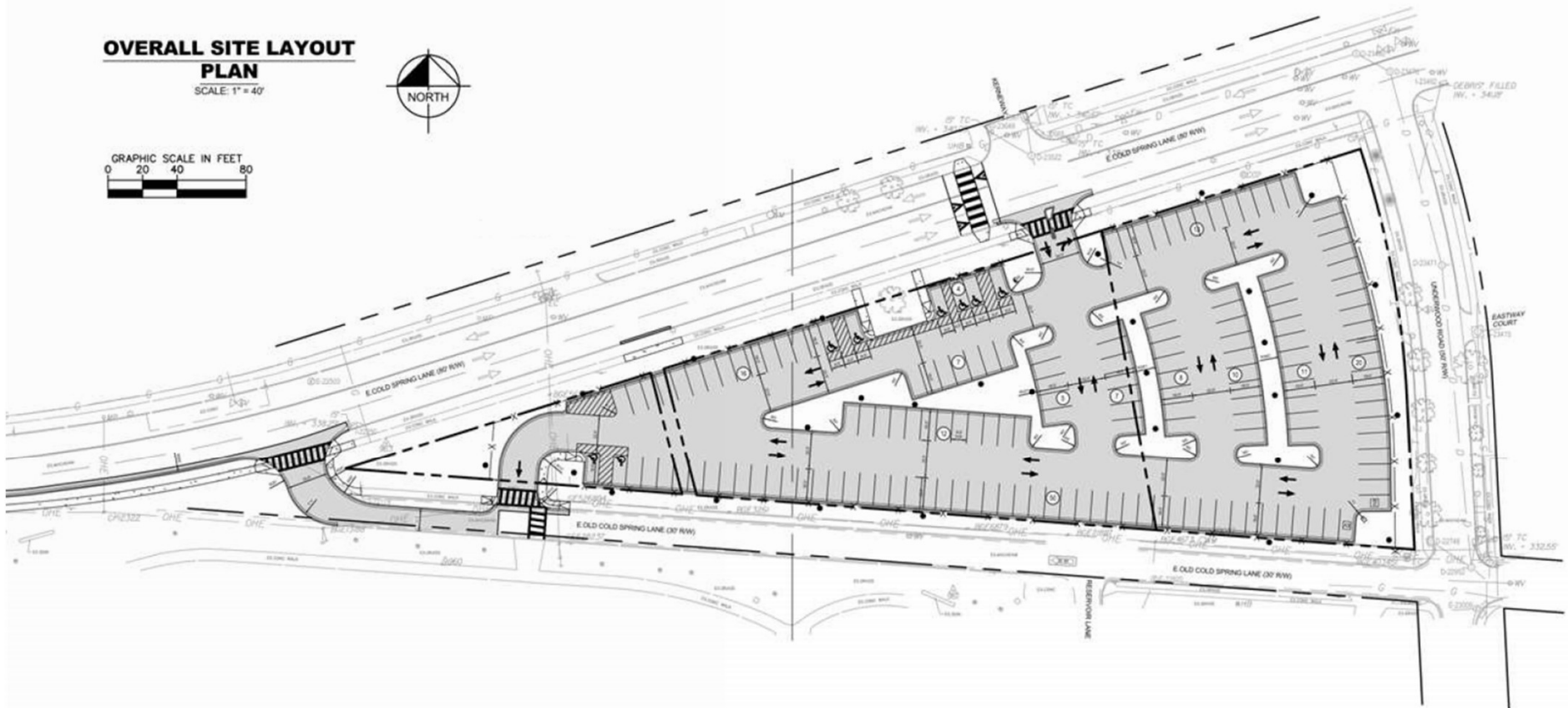


# Loyola University Parking Triangle

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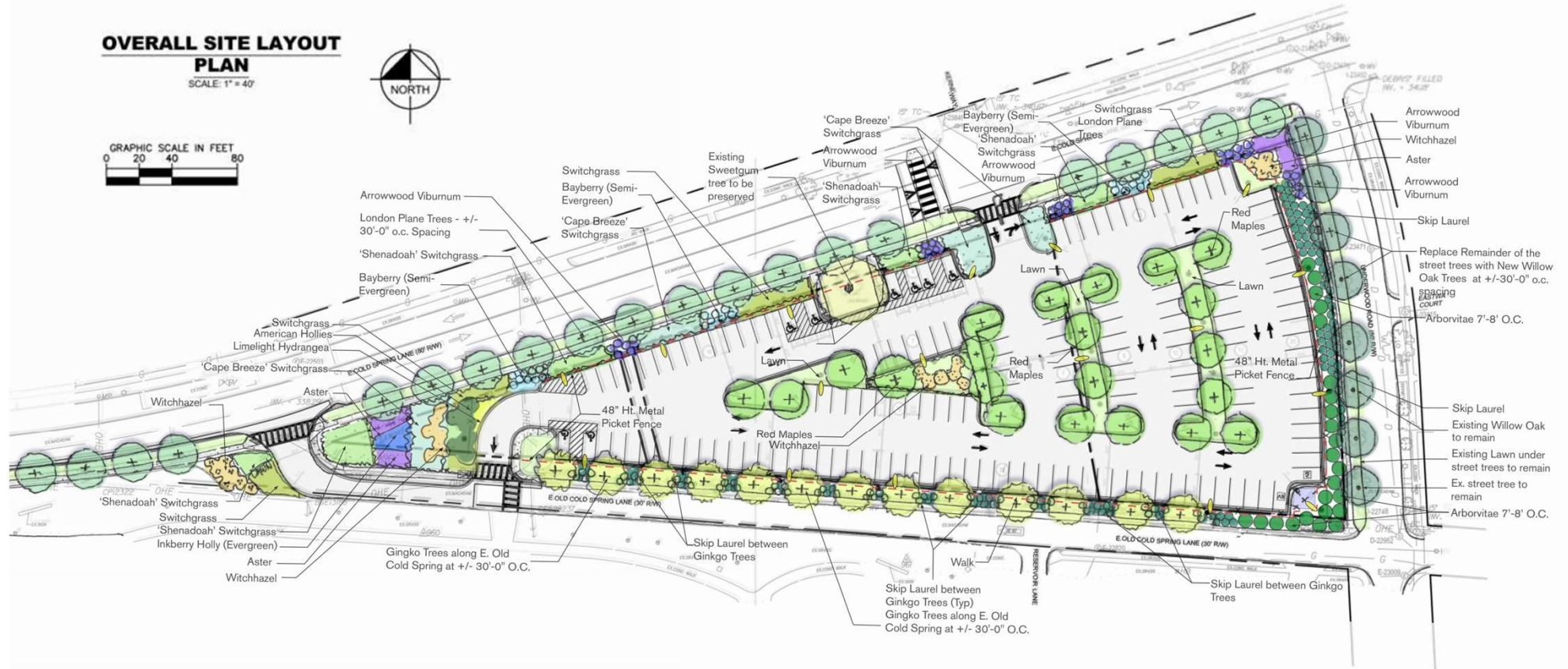


# Loyola University Parking Triangle





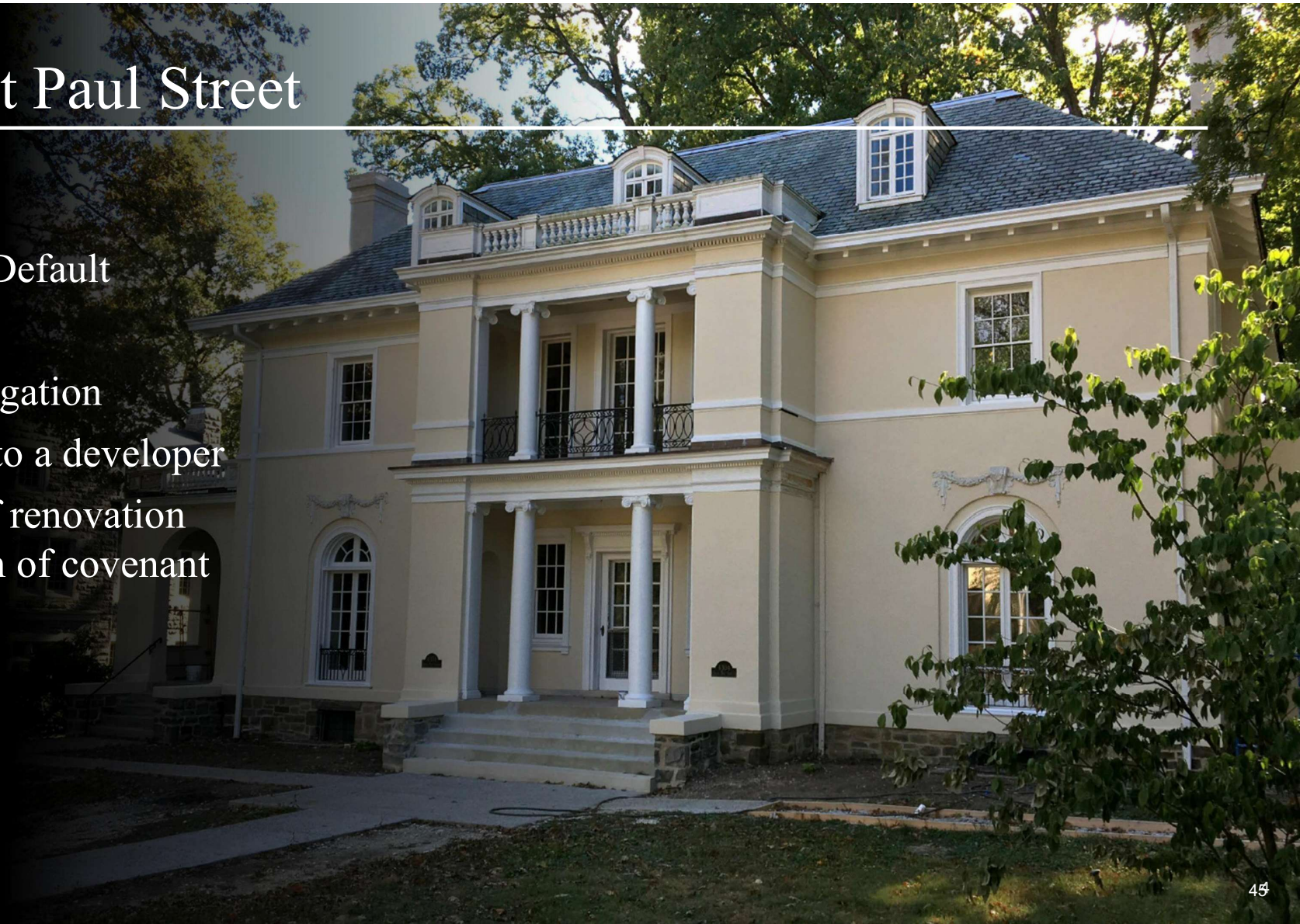
# Loyola University Parking Triangle





# 4304 Saint Paul Street

- Bankruptcy / Default
- Squatters
- Protracted Litigation
- Property sold to a developer
- Completion of renovation and correction of covenant violations.



# York Rd/Greenmount Ave Committee

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*Kevin Creamer & Kelly Maher*

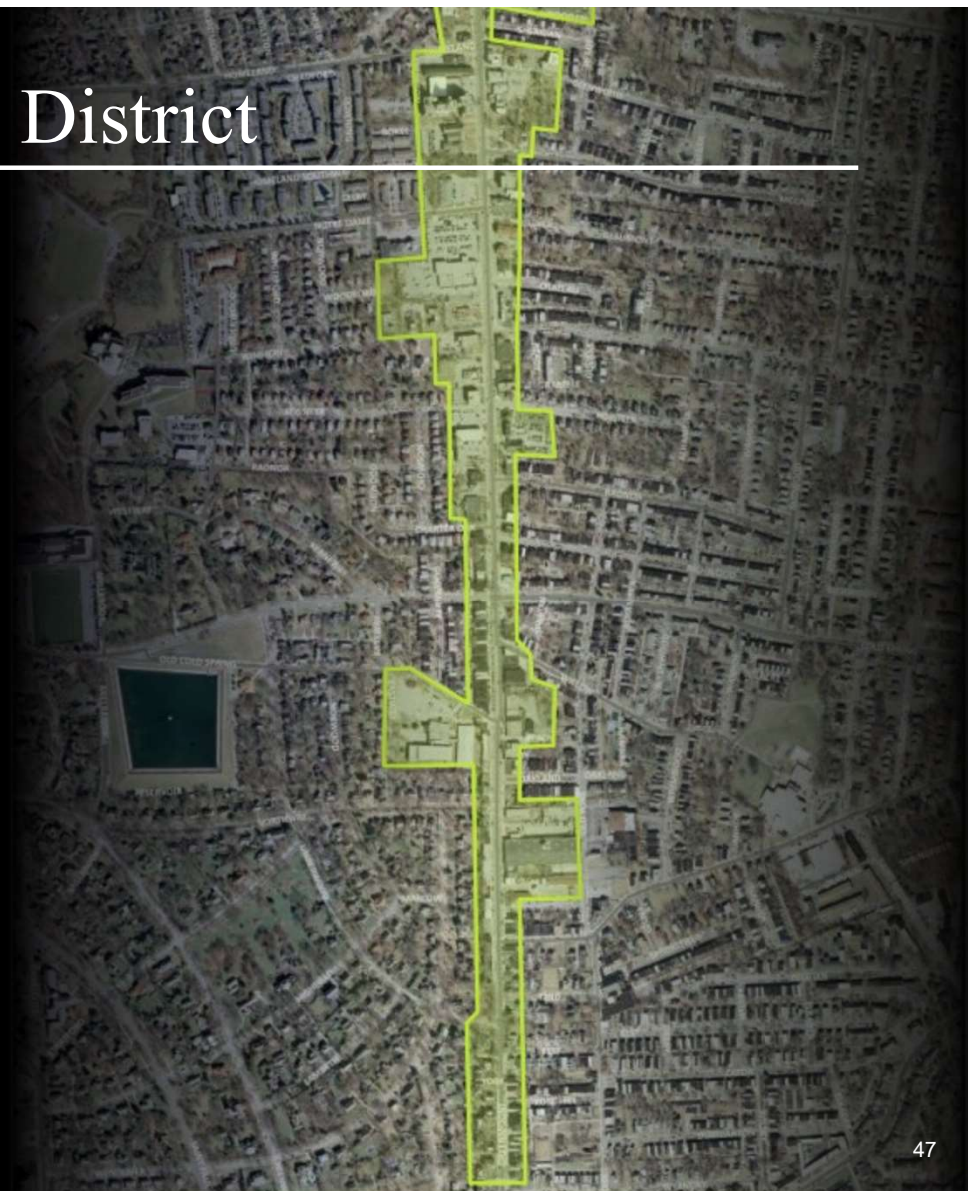
- Address issues/concerns specific to York Courts and Greenmount Avenue with member representation
- Continue work with York Road Partnership (YRP). Foster engagement with partners along the York Road Corridor
- If you are interested in getting involved, email Kevin Creamer at *kcreamer7@gmail.com*



# York Rd Business Improvement District

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- Plans to establish a Business Improvement District (BID) were approved in February 2023
- Two mile stretch of York Road between Northern Parkway and 39th Street.
- The BID will implement an annual fee of \$0.22 per \$100 of the assessed property value of businesses
- The money raised by these fees will fund BID initiatives and help to drive commercial and retail traffic



# Human Crematorium Update

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- A group of community stakeholders, including the YRP, Radnor-Winston, and Winston-Govans Neighborhood associations have continued to oppose the construction of a crematory incinerator at 4905 York Road
- Previous efforts to oppose the placement of the crematorium have been struck down in court
- YRP has filed an brief in Appellate Court to continue their opposition efforts
- YRP is seeking volunteer lawyers to help support the filing of an amicus brief



# Guilford Elementary & Middle School Reuse

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- To be sold by the City
- Site subject to terms of Guilford Deed & Agreement
- Representatives from Guilford Association, DHCD, DGS-Midtown Academy & Mayor Scott's office met in Jan 2023
- Midtown Academy still pursuing purchase; completed walkthrough of facility in early Nov. and will report findings in early Dec.
- Continue to contact Kelly Maher and David Pontious (Councilman Conway's office) with questions or concerns.

# Social Committee

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*Kelly Maher & Erika Nolan*

- 2023 Successes — Egg Hunt, Bloom Party, Tulip Dig, Summer Music in SG, Neighbor Day, TreeWalking Tour, Movie Nights (*The Money Pit* and *Casper*) in Sunken Park, and Halloween Parade
- Committee meets most months . . . and all are welcome!
- Email *Kellynn@gmail.com* to get involved and meet your neighbors!



# Bloom Party



Greg Pease Photography



# Social Committee

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Neighbor Day

## Halloween Parade





# Social Committee

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- Annual Guilford Holiday Party – Sunday, December 3rd, 5 to 8pm
- \$125/ticket with a portion of the proceeds to benefit Sherwood Gardens. Invitations will be sent via email—check your inbox!
- 2024 events will be published in January.



# Social Committee — Engagement

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- *Guilford Minute* to raise awareness on community-wide events and opportunities. Started in April 2022; healthy open rate of ~70% among neighbors.
- Guilford Facebook page
- Enhance New Family welcome experience – and create cost-effective physical welcome material
- Support all committees to create emails, announcements, etc. for events and important developments



# City Council Representatives

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Mark Conway  
District 4  
410-396-4830  
*Mark.Conway@baltimorecity.gov*



Odette Ramos  
District 14  
410-396-4814  
*Odette.Ramos@baltimorecity.gov*



GUILFORD

EST. 1913

Thank you for joining us.  
**Questions?**

Additional questions or comments please email:

*[officemanager@guilfordassociation.org](mailto:officemanager@guilfordassociation.org)*