**Chatterleigh Association Annual Meeting**  **May 1, 2024**

Meeting called to order at 6:37PM / meeting formally ended at 8:18PM

Board members in attendance: Richard Yoskey, Phil Golden, Jason Barker, Grace Doyle, Rita Solinsky, Amy Lamb, Allison Rowan, Adrienne Hammel, Jenna Springfield, Bob Altenburger, Charley Gibbons, Karl Kilgore, Regina Davis, Alex Gaines, Ashely Sadri.

Meeting called to order by Rich Yoskey and commenced with the reading of the community mission statement. Rich stated that the community had a wonderful year as we focused on new growth and joined with other communities to support or engage with various measures (school boundaries/Luskin’s hill development).

Nominations for the upcoming year 2024/2025 slate of board members up for consideration was introduced as all positions were filled – offer to include the community to consider serving in the 2025/2026 calendar year was mentioned. The slate was voted on, with no discussion and was approved with 100% affirmation.

Ratification of 2023/2024 Annual Meeting minutes: Rita Solinsky held the minutes, vote moved to later in the meeting.

The Providence Volunteer Fire Department (was recognized and provided a presentation about their services.) The presentation was by Aimee Chotikul, Director of Recruitment and Retention and Patrick Kammer, Secretary. [Providence Volunteer Fire Company - Towson, MD (pvfc29.com)](https://www.pvfc29.com/) Key points discussed include:

* The firehouse is 100% volunteer drawn from members of the community and is always looking for additional volunteers. Their community consists of one hundred riding members and 70-80 associate members. At any given time, there are 3-4 members in the house with two home providers on deck as needed.
* There has been a large rise in calls over the past year with the volume of calls @ 1,260. They expect a larger number of calls in the upcoming year as they support other fire companies and provide services across the Baltimore County region. Across the house there were 19,000 hours of service logged duty time.
* The house has one ladder truck, one fire engine, one utility/ambulance capable but without transport vehicle and one pickup truck with ATV capabilities used in off road service.
* The house has recently remodeled its kitchen through community donations.
* The house is an active member of the community with the Santa Christmas Eve visit, the Weber Farm visit, and other events as appropriate.

There were no questions from the community, the group was presented with a $300.00 donation from the community and a photo of the gifting was taken.

**Committee Presentations:**

Community engagement was strong with the addition of two more events, a significant increase in communication and the introduction of a digital newsletter. There are community alerts that are sent via email– you will receive them if you log into the community website and sign up for those emails. There are ~250 members of the community that signed up. For real-time information please use our website. [Chatterleigh Association](https://chatterleigh.org/)

Other items discussed:

* Dues paying members: The goal of 50% paying dues members was not reached – 38% of our community are dues paying members.
* Community Directory: There was a paper version published in 2020, we continue to work toward a new directory. As of today, there is an online directory on the website that you must log into and create your own profile – 125 members have done this. We are continuing to work on this with a goal of greater participation in 2024/2025.

Treasury: Charly Gibbons

* We had a flat year with an asset balance of $10557.09 (M&T Bank & PayPal). 2023 Taxes were filed on time.
* The community may accept dues and other payments via check (POB 42243, Towson, MD 21286). On our website with PayPal and coming soon Stripe.

Welcome Committee: Allison Rowan

* Duties of our committee include welcoming new neighbors to our community, being a conduit for discussion of neighborhood (dues/covenants/association events (awareness of).
* Welcome gift bag includes branded botte of wine sourced from Boordy Vineyards, welcome sheet, and the covenants for the property. There are seven homes for sale now with two more on the way – should be a busy year! Another case of the wine has been ordered for the welcome bags.

Towson Communities Alliance: Jason Barker

* Alliance of Towson Community Associations [Home - Towson Communities Alliance](https://www.towsoncommunities.org/)
* Meetings hold discussion of government issues, crime (BCPD reports regularly and maintains connection to the organization), education and school boundary issues, zoning, and development issues. Good news most discussions regard the other side of the beltway.
* Highlight low-income multi-family housing developments constrained due to school use and density/% overcrowding.
* Please bring any issues that you would like discussed to the Board and we will address them with the TCA.

School Boundary Study: Amy Lamb

* Hampton remains Chatterleigh’s designated elementary school
* Ridgley remains Chatterleigh’s designated middle school
* Process is ongoing started in 2019 because of the Pleasant Plains overcrowding at 135%- study directed Hampton to absorb 150 students – Hampton overcrowding rose to 115%- parents start to move children to private/Catholic schools (also a Covid result…)
* Government has been asked about adding schools to reduce overcrowding – please maintain connection with your government representatives so that the issue remains a top discussion item – county government laws require action when a school reaches 115% capacity overage. Wade Kach and Izzy Patoka have introduced legislation to limit the capacity to 100%. Important as it is a caveat/restriction on future development…important!
* Parent engagement remains high, and it is a collaborative group effort.
* Join the email list for active alerts for this issue.

Archives: Karl Kilgore

* No new discussion items, he has the archives scanned through the 1970’s

Social Committee: Adrienne Hammel and Jenna Springfield

* New events in 2023/2024 Fall Fest – magnificent event and good attendance, band made a good showing- will continue next fall – Christmas tree lighting and stroll planned for next December.
* May 18th – yard sale day
* June 1st -dumpster day funding had dried up will look to host in the early fall – application will open again and submitted in July – will host an additional yard sale in the fall – date tbd
* Rain dates will be in effect for all upcoming events

Landscaping: Bob Altenburger

* Landscaping in good shape- John Rhode planted new deer resistant plants- neighbors needed for weeding program.
* Monuments in decent shape – could use power washing and new paint in the next 2-3 years

Communications: Regina Davis

* Stripe is a new membership toolkit platform introduced – quick email, easy dues payment and can track analytics on emails and webpage.
* Recommendation for community board, volunteer piece, committee pages all in a central location- also highlight community groups like the Providence Volunteer Fire Department
* Would like to implement a news tracker at the top of the webpage for current happening’s
* Do not want to use Nextdoor want to move focus to Facebook page
* What about an Instagram account?
* Diagnostic reports – overall strong, desktop optimization of 95% one second or less, 49% on mobile with seven second on mobile devices
* Accessibility enhancements? Where on the website do we get emails? Communication feedback: attendees were happy with the increased email communication.

Covenants: Phil Golden

* Busy year for covenants and compliance nineteen applications in total (4 fences, three retaining walls, two patios, two siding replacement, driveway, addition, front porch, exterior painting, roof replacement, shed, playground and gazebo.
* Roads represented: Buckley Ct., Temfield, Green Acre, Ryegate, Cawdor, Cowpens, and Concordia.
* Note: there are six sets of covenants for 400+ homes that are being monitored and supported – real estate brokers are starting to ask about covenants – good thing.

Annual Meeting 2023/2024 Notes: Rita Solinsky

* Moved and approved with change to top of page 2 organization is 60 years old incorporated in 1963.

Old Business:

* Discussion of the Minebank project- at a previous board meeting we had two members of the Department of Environmental Protection and Sustainability Watershed Restoration. Work stopped May 14-June 15 due to spawning in creek, will finish conditions by June 1st with 80% done.
* Empire LLC is the landscaper and will plant 5,000 trees with bushes surrounding them. Checked annually and 80% must be alive at the three-year mark – will not be checked post three years. The tree shelters will remain in place for up to three years. Ground cover planted 75% done- local species
* Mid-June the project will re-mobilize and move for two months work above Metfield and Beech Hill Lane
* Will follow up with Wade Kach re: paving issues

New Business:

* Representation at Baltimore County community zoning and development meetings requires that the Chatterleigh Association must follow/apply for the Rule 8 Resolution. Application for this was so moved and we adopted the resolution with zero opposed.

Other issues/discussion:

* Luskin’s Hill Development – community meeting (Loch Raven Village, Luskin Family, other associations, and Caves Valley Partners) Key highlights:
	+ Several members of the Board and the community attended the community information meeting.
		- Six hundred units, two five story buildings with parking below and pool
		- Process up to four years – no new meeting scheduled.
* Neighborhood Crime: Community Liaison from BCPD Cockeysville Precinct is Sergent Fisher – reviewed on a call the crime statistics from 1/1/2024 through 4/26/2024. General auto theft and related crime – three vehicles stolen – organized group of people …tips:
	+ Lock cars/sheds/garage/house
	+ Add motion detector lights and cameras – helps to ID criminals
	+ Empty the vehicle of any visible items – will not break in without incentive
	+ Call 911 to report crime do not leave a voice mail or email – call 911 as it is the best way to report the crime and will lead to officer deployment – report to get neighborhood coverage and so that BCPD is aware of the trends and crimes
* Loch Raven High School Crime: Resource officer is assigned to the school but cannot comment on internal operations involving minors and the police are not responsible for discipline in the school. Good relations with most students and the reported incidents at LFHS are no greater than at other county high schools.

Close of meeting:

* Thank you to Adrienne Hammel for her years of service to the community
* Let’s get the dues paying membership UP! 415 homes would like < 50% participation
* School issues – look for the Providence Parents Association – check in with Amy – see above.

Meeting adjourned at 8:18PM

Submitted by: Grace Doyle, Recording Secretary