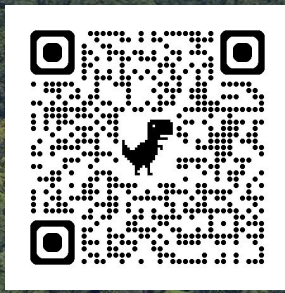




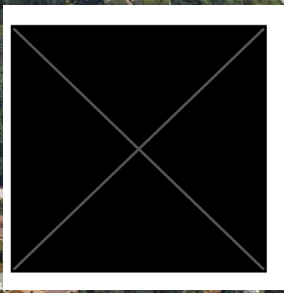
Severn Woods HOA

March 2025 Meeting





Last Meeting Minutes



Financial Standing



Master Ledger

Severn Woods HOA

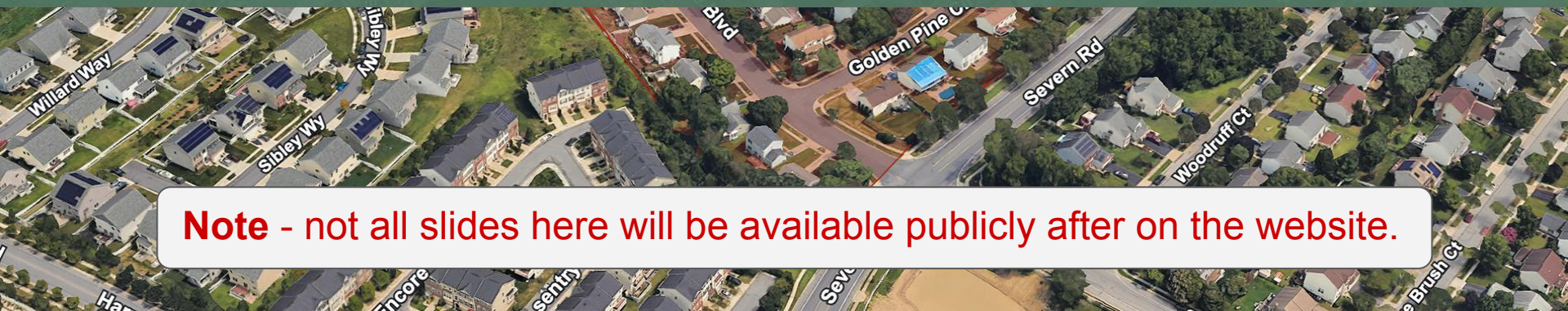
March 2025 Meeting





Severn Woods HOA

March 2025 Meeting



Note - not all slides here will be available publicly after on the website.

Agenda



March 2025 Homeowner Meeting

- ❖ **Old Business (*Past*)**
 - Fence
 - 2024-08's vote
 - Tot Lot Survey
 - Last meeting minutes
 - Other
- ❖ **Current Standing (*Present*)**
 - Property value-wise
 - Social media & Website wise
 - Business-wise
 - Financially
 - Budget Plan
 - Board Procedures
- ❖ **New Business (*Future*)**
 - Election Procedures
 - 4 Recommendations from Lawyer
 - Landscaping Proposal
 - Tree Update Proposal
 - Open Forum





Old Business

(Since last meeting [9 months ago])



Fence



March 2025 Homeowner Meeting

- ❖ Grant paid for replacement of ~800 feet of old fence
- ❖ HOA reimbursed the 2 homeowners
- ❖ Insurance coverage increased to cover



2024-08 Vote

❖ Homeowners passed all Propositions. **63** / 105 homes in good standing participating.

❖ Attorney reviewed all rules changes and our rules as a whole

❖ These rule changes finally go into effect **March 15, 2025**:

- No quorum needed for approving meeting minutes
- Quorum is consistently 60% of lots in good standing for any document changes
- Board ethics passed
- Enforced “in good standing”
- 57 spelling & capitalization errors fixed in CC&Rs
- Board may now add filing fees to lien amounts for liens on homes >\$200 or 2+ years in arrears.
- Trailers, RVs, etc. are now allowed unhidden on lots but all + standard cars but ex. may not parked in grass/dirt, can’t be falling apart unless hidden or covered (ex. in garage), etc.
- Fence regulation decreased for where it has to touch house
- Architectural committee granted ability to grant exemptions to rules on a case-by-case basis
- Approved reimbursement (ownership transfer) to 2 lots who replaced their fences along Severn Rd



Tot Lot Survey



April 28, 2025
March 2025 Homeowner Meeting

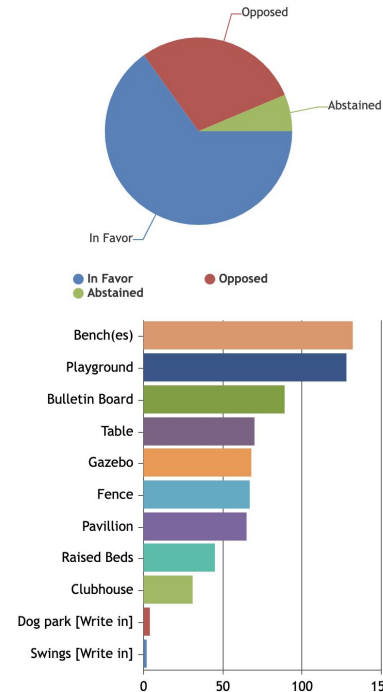
- ❖ 65% of Homeowners who participated in survey voted **in favor** of some change to Tot Lot IF grant money was received

a. 63 homeowners participated in survey

- ❖ Homeowners with weighted system set benches and a Playground as the #1 and #2 priorities.

- a. 132 weighted score for **bench(es)**
- b. 128 weighted score for **playground**
- c. 89 weighted score for **bulletin board**
- d. 70 weighted score for **table**
- e. 68 weighted score for **gazebo**
- f. 67 weighted score for **fence**
- g. 65 weighted score for **pavillion**
- h. 45 weighted score for **raised bed planter**
- i. 31 weighted score for **clubhouse**
- j. 4 weighted score for **dog park** [write in]
- k. 2 weighted score for **swings** [write in]
- l. 2 weighted score for **garden** [write in]
- m. 1 weighted score for **drive-in movie theater** [write in]
- n. 1 weighted score for **swimming pool** [write in]
- o. 1 weighted score for **trash cans** [write in]

- ❖ Rest of survey questions inconclusive



Survey: Tot Lot

April 28, 2025

1. Are you in favor of an update to the empty 'tot lot' common area found where Severn Tree and Golden Pine (at ~7500 Severn Tree Blvd) if grant money could be received for it?

In Favor Opposed Abstained

2. What would you like to see (or just prioritize) on the tot lot if grant money was received for it?

	Not a Priority (or not used)	Low	Some	High
	Weight	#	1	4
Playground	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
See-through fence or gate (if check near here?)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Benches	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Table	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Pavillion	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Gazebo	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Raised Bed Planter	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Grounded Gr. Tree	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Clubhouse	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Bulletin Board (if it can be done without an announcement?)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
What else on tot lot would be important to you? (write in here)				

Available to put an "X" on the lowest table and sign your initials if you wish a website.

3. If the majority community wanted a gazebo (over a pavilion if grant money was received, would you instead prefer to place this on the empty "Tot Lot" at ~7500 Severn Tree building in the "small" common area with, for example, a bike pathway, a picnic table within the gazebo overlooking the pond behind Agee Court? Could leave the lot for the 100% if the majority did not want the gazebo. If you're in a pinch, in place on the north side of the country to be able to service the north pond?

In Favor Opposed Why not both?

4. If the majority community wanted a playground if grant money was received, what is your preference on some of the details?

A. Playground Type

Preschool Playground (for ages 2-5) Elementary Playground (for ages 5-12) Lit of both (for ages 2-12)

B. Playground Floor Material

Wood Chips Mulch (100 cubic foot) Shredded Rubber (100 cubic foot) Playground Mat (100 cubic foot)

Other Comments

Write here

2024 June Homeowner Minutes

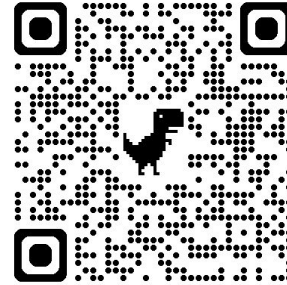


March 2025 Homeowner Meeting

- ❖ Vote to Approve [Last homeowner minutes \(June 2024\) - 9 pages](#)

Summary

- ❖ Recap
- ❖ Financials
- ❖ CD
- ❖ Landscaping
- ❖ Casino Grant
- ❖ Front signs - new solar lights
- ❖ Mosquitos
- ❖ Robert's Rules of Order discussion
- ❖ 2023-12's vote
- ❖ Updates to Proposition
- ❖ Reimbursing 2 homeowners for their fences
- ❖ Proposal to grant ability for Architectural committee to give special exemptions
- ❖ Tot lot and future grants
- ❖ Natural gas
- ❖ Volunteering



(LAST for Ref.) 2023 Oct. Homeowner Minutes

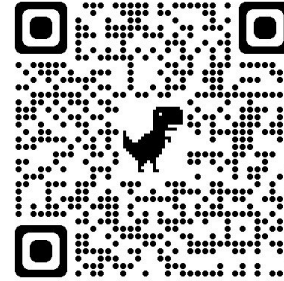


March 2025 Homeowner Meeting

- ❖ [Last Last homeowner minutes \(October 2023\) - 5 pages](#)










Summary

- ❖ Old telephone boxes
- ❖ Gas lines
- ❖ HOA financials
- ❖ Landscaping
- ❖ Empty lot
- ❖ Trees trimming
- ❖ Casino grant
- ❖ Meeting minutes are public now
- ❖ Board's desire to have outside counsel review governing documents and also update procedures
- ❖ Board workload
- ❖ Signage/notifications for meetings
- ❖ Update to Vehicle rules
- ❖ Board to add link on website for getting street light repair/fixes from county
- ❖ Casino grant - fencing
- ❖ Fence responsibility if HOA pays for it
- ❖ Mosquitos



Other from last meeting

- ❖ Board Procedures approved and made public
- ❖ CD was opened
- ❖ Landscaping/Common Area page on website stood up
- ❖ Hotlinks for homeowners added for loud noise/music, illegally parked cars, and animal droppings
- ❖ Natural gas investigation has been abandoned.
 - a. BG&E said the streets would need to be torn up to place it and certain amount of homes need to agree ahead to time to buy in. I asked anyway (in case we wanted it right before streets next get paved in ~20 years) for a quote of how much it would cost the Association, each homeowner, and also what that magic number is of people that would need to buy in to have BG&E consider it. Nobody at BG&E would give it to me.
- ❖ We digitized and stood up ~1307 documents/files with/without redactions to an archive; ½ made discretely public.
- ❖ No grant application was submitted for 2026 so Board may continue to get house together.
 - a. Must submit by Nov 2025 for 2027 grants

 Vehicles <ul style="list-style-type: none">• Illegally Parked Call 9-1-1 (County) or +1 (410) 222-8610 (Police Non-Emergency)• Abandoned on Street (County)• Untagged Vehicle on Lot (County)	 Street Lights <ul style="list-style-type: none">• Street Light Broken or Out? (BG&E - Need to zoom in and select light)• Pole down or exposed wiring? Call +1 (800) 685-0123 (BG&E) (This is an EMERGENCY)	 Grass <ul style="list-style-type: none">• See Tall Grass? (12 inches+) (County)
 Snow <ul style="list-style-type: none">• Need Street Plowed? (County)	 Utility Boxes <ul style="list-style-type: none">• Report broken/dangerous boxes (County) - they will report it to the utility company for you	 Water <ul style="list-style-type: none">• Leak +1 (410) 222-8400 (County)• Broken/Cracked Water/Sewer lid +1 (410) 222-8400 (County)
 Animals <ul style="list-style-type: none">• Found Poop? (It Depends - Read more)• Lost/Found Pets (County)• Aggressive/Attacking loose Animal/Pet. Call 9-1-1 (Police Emergency)	 Police <ul style="list-style-type: none">• Vandalism, Stolen Bike, Car Broken into, etc. +1 (410) 222-8610 (Police Non-Emergency)• Fire, Crime in Progress, Domestic Abuse, etc. 9-1-1 (Police Emergency)	 Noise Complaints <ul style="list-style-type: none">• Loud Noise from an Electronic Devices (heard 50 ft from source) (any hour of day) OR any other noise between 10pm and 7am. +1 (410) 222-8610 (Police Non-Emergency) and refer to County's Law on Noise: §9-1-707





Questions about “Old Business”?





Current Standing



Property Values Standing



March 2025 Homeowner Meeting

- ❖ 6 homes sold in 2022
- ❖ 2022 Avg. Home Sale Price = **\$447,525**

- ❖ 4 homes sold in 2023
- ❖ 2023 Avg. Home Sale Price = **\$494,070** (↑10.4%)

- ❖ 5 homes sold in 2024
- ❖ 2024 Avg. Home Sale Price = **\$521,100** (↑5.5%)

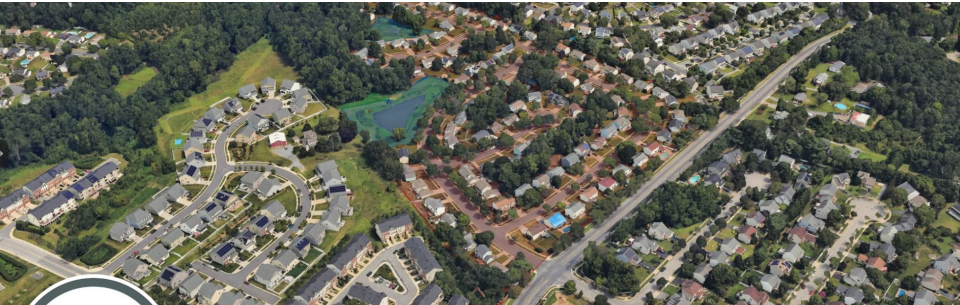
Severn Woods Community Home Sold Price 1987-2024



Social Media Standing



- ❖ New Facebook group of 64 members - created for homeowners to talk to themselves
- ❖ Facebook Page has 57 followers today (↑ 9)



Severn Woods Homeowners Association

35 likes · 57 followers

Contact us

Message

Like

Posts About Mentions Reviews Followers Photos More ▾



Edit

Group by Severn Woods Homeowners Association

Severn Woods Community

Private group · 64 members

+ Invite

Share

Discussion Members Events Media Files

Write something...

Photo/video

Poll

About

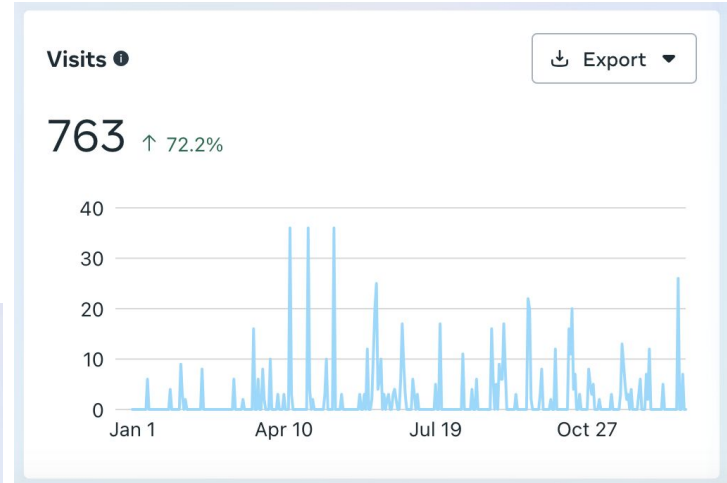
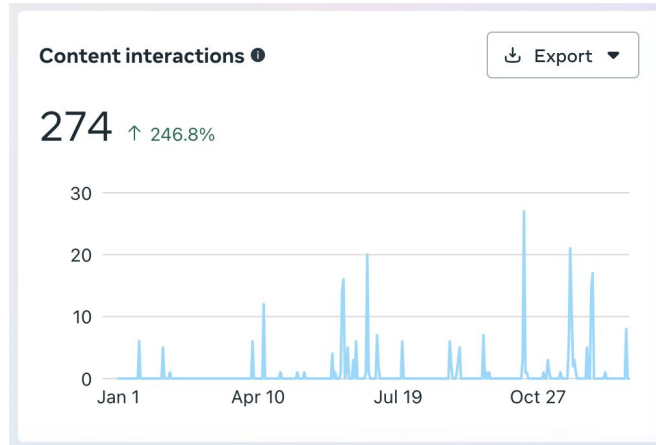
Place for Severn Woods Community members to talk freely among only verified members of the community. The fact the group exists is public but no... See more

Facebook Page Performance *(in 2024)*



March 2025 Homeowner Meeting

- ❖ 27 posts (15 between Oct-Dec 2023)
- ❖ 763 visits to the page
- ❖ 274 content interactions



Facebook Group Usage (in 2024)



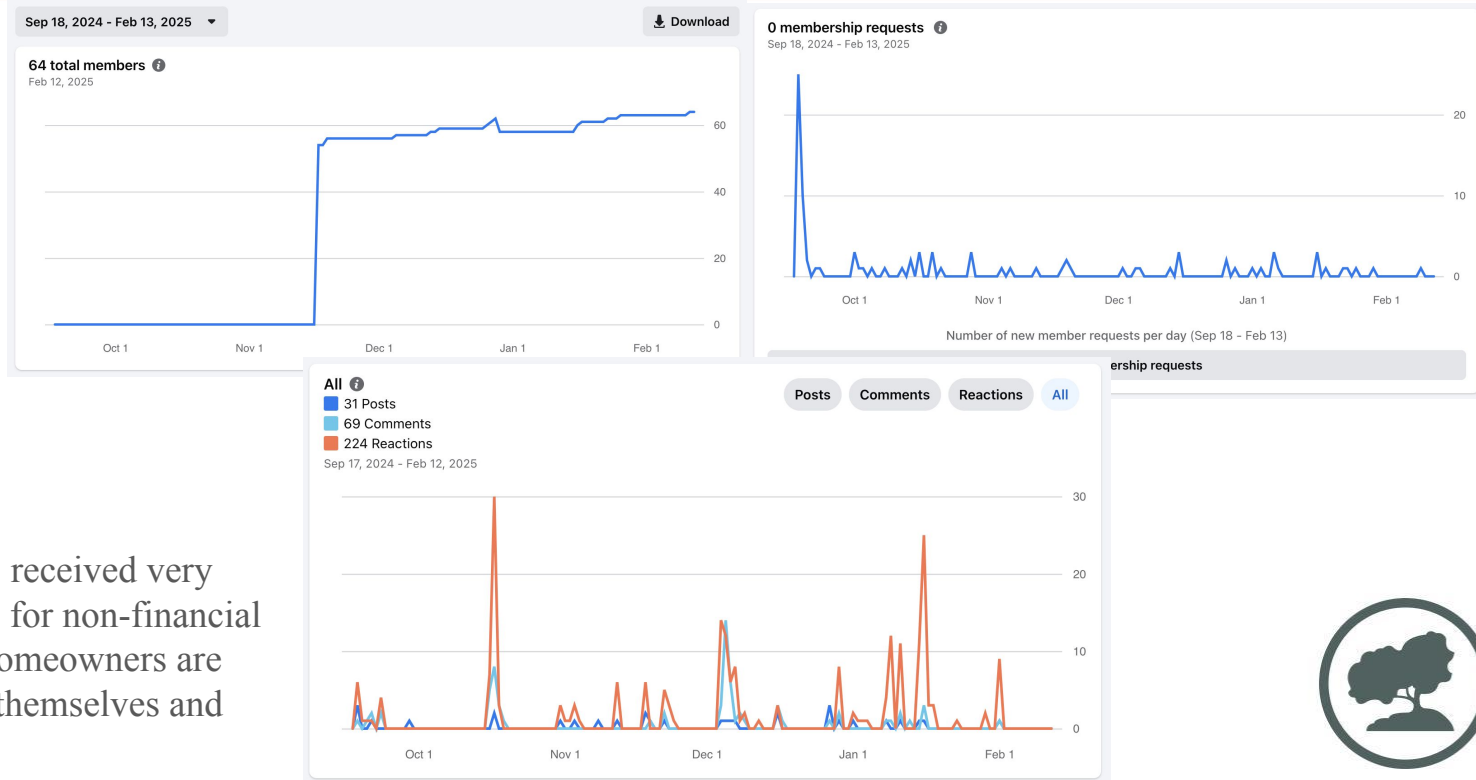
March 2025 Homeowner Meeting

64 members

~3 requests a week.
Most denied

Homeowners are
utilizing it.

- 31 posts
- 69 comments
- 224 reactions



In same time, HOA has received very few homeowner emails for non-financial /architectural things. Homeowners are crowdsourcing among themselves and liking it more.



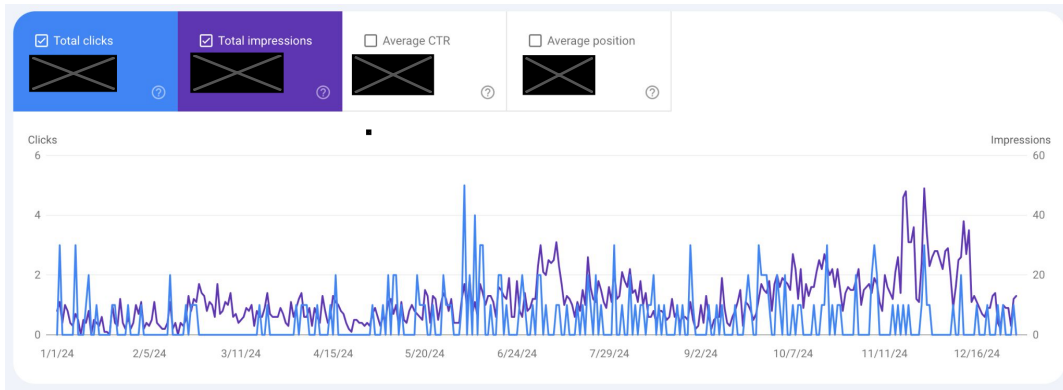
Website Standing - Search Presence (in 2024)



March 2025 Homeowner Meeting

- ❖ 23% of traffic coming from internet searches (↑ 4%)
- ❖ On Google searches specifically, our website has showed up in [redacted] people's results googling "Severn", "Anne Arundel County", etc. (was [redacted] last meeting)

The screenshot shows a Google search for "severn woods hoa". The search bar includes filters for "Fees", "Within 20 mi", "Open now", and "Top rated". The results are for "Severn, MD". The top result is "Severn Woods HOA" with the URL "https://severnwoodshoa.org". Below the result are links for "Severn Woods HOA: Home", "Contact Information", "About Our Neighborhood", "Dues", and "Minutes".



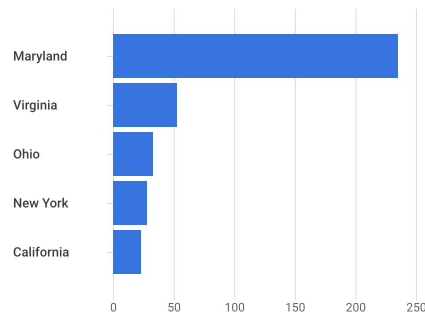


March 2025 Homeowner Meeting

Website Standing - Traffic (in 2024)

- ❖ unique users (devices)
- ❖ pageviews
- ❖ coming direct (previously)
- ❖ coming from Internet searches
- ❖ from Facebook
- ❖ minutes - avg time on site

Active users by Region

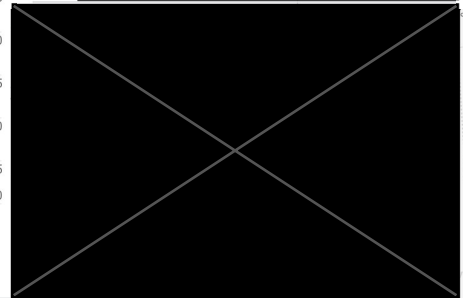
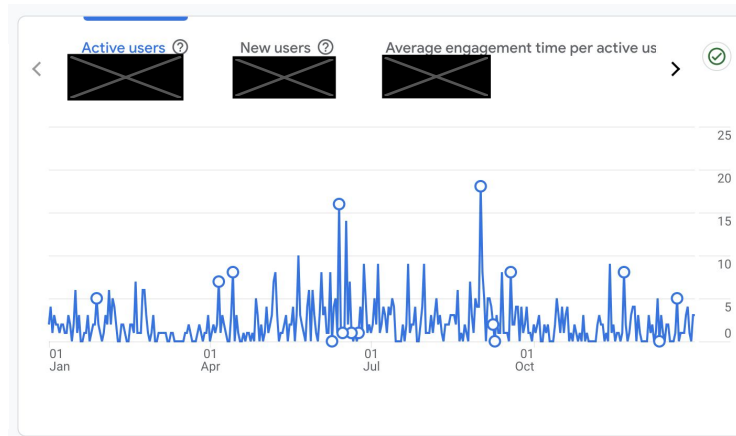
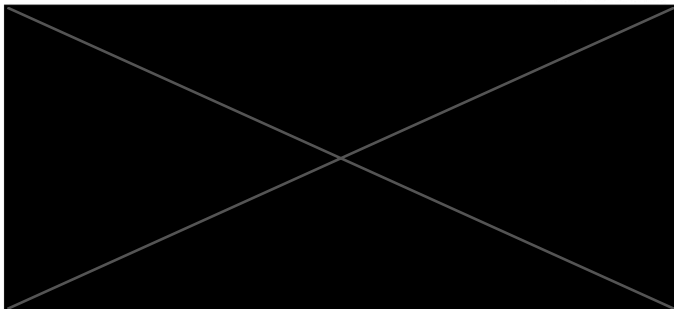


Total

- 1
- 2
- 3
- 4
- 5
- 6
- 7
- 8

SESSION PRIMARY CHAN...

SESSIONS



Website Standing - Top Pages (in 2024)



March 2025 Homeowner Meeting

Page title and screen class ▾ +	↓ Views	Active users	Views per active user	Average engagement time per active user
Total				
1 Home - Severn Woods HOA				
2 About - Severn Woods HOA				
3 Dues - Severn Woods HOA				
4 Minutes - Severn Woods HOA				
5 Rules and Regulations - Severn Woods HOA				
6 Contact - Severn Woods HOA				
7 Zelle Bank-to-Bank Transfer - Severn Woods HOA				
8 Hot Links - Severn Woods HOA				

Website Standing - Cost (in 2024)



March 2025 Homeowner Meeting

\$14/year to renew
“severnwoodshoa.org”

\$4.50/month to hold
the website code and
keep it running 24/7

\$3.50/month to prevent
ip address from
changing if it restarts

\$0.50/month to have
that domain apply to
our website

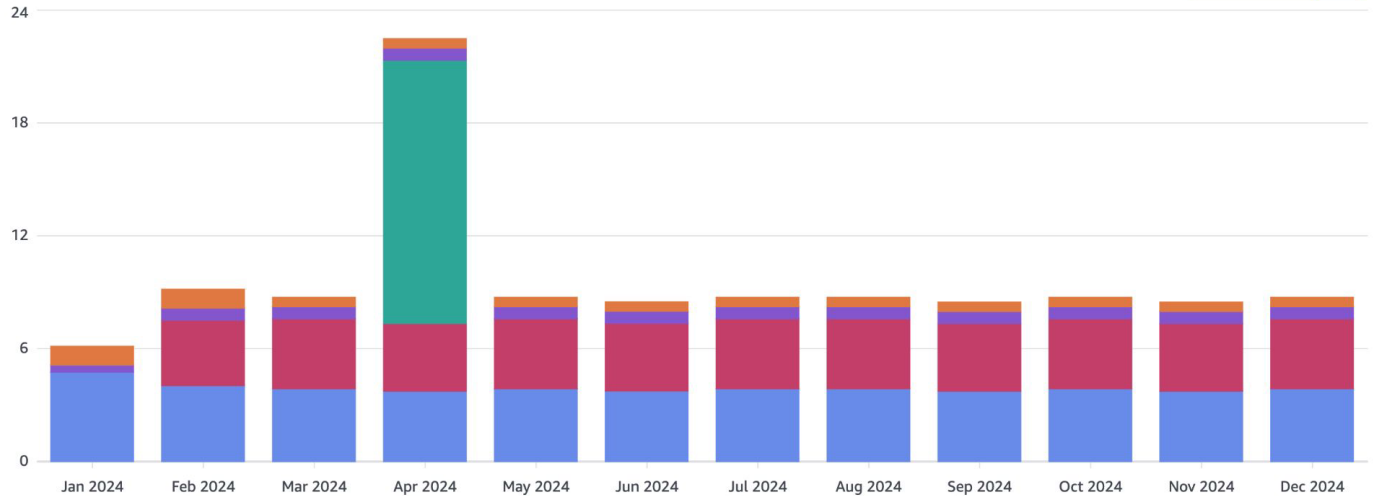
Cost and usage graph [Info](#)

Total cost
\$115.66

Average monthly cost
\$9.64

Service count
9

Costs (\$)



Business Standing




March 2025 Homeowner Meeting



We're in good standing

- We filed 2023's taxes and will be doing 2024's shortly

- No pending issues with state/federal governments

 Maryland.gov


SEVERN WOODS HOMEOWNERS ASSOCIATION, INC.: D02398147


General Information | Filing History | Annual Report/Personal Property

General Information

Department ID Number: D02398147

Business Name: SEVERN WOODS HOMEOWNERS ASSOCIATION, INC.

Principal Office:  SEVERN MD 21144

Resident Agent:  SEVERN MD 21144

Status: INCORPORATED

Good Standing: THIS BUSINESS IS IN GOOD STANDING

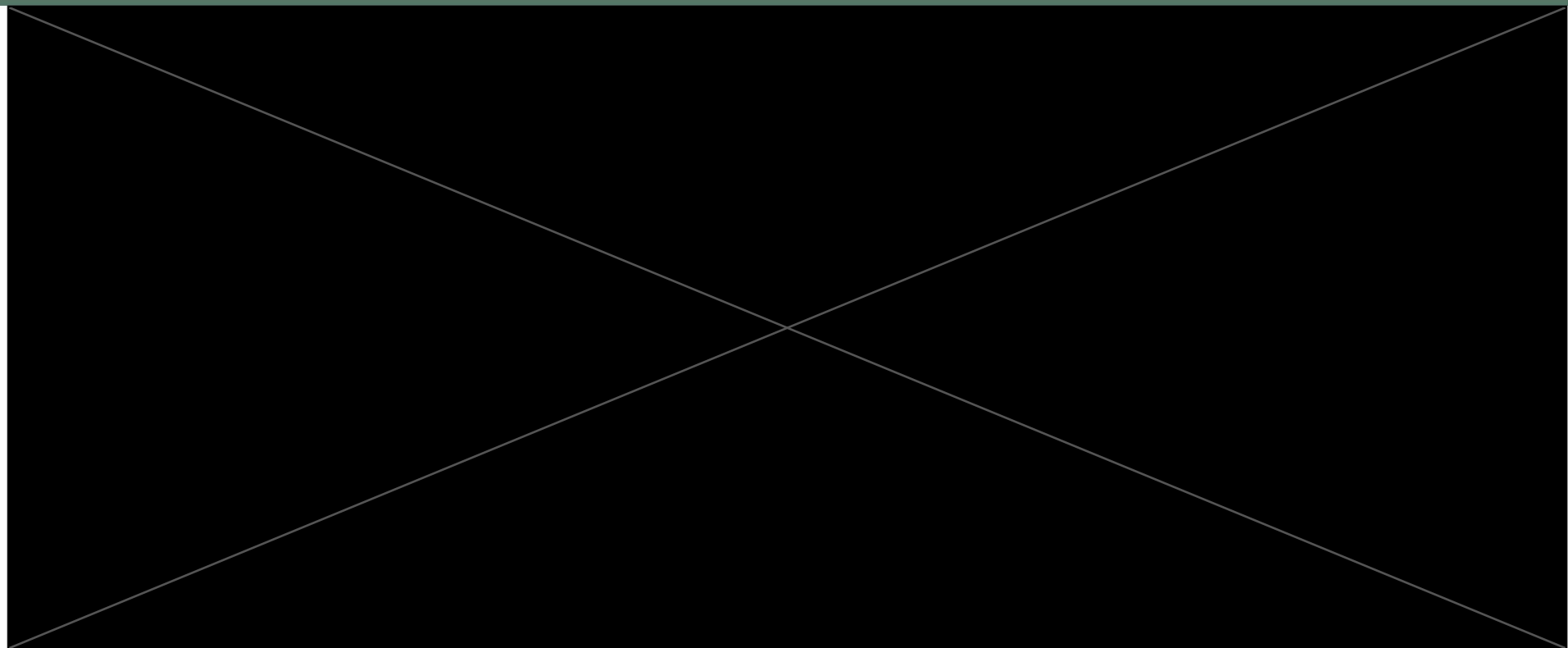
Business Type: CORPORATION

Business Code: 04 ORDINARY BUSINESS - NON-STOCK

Financial Standing (2024)



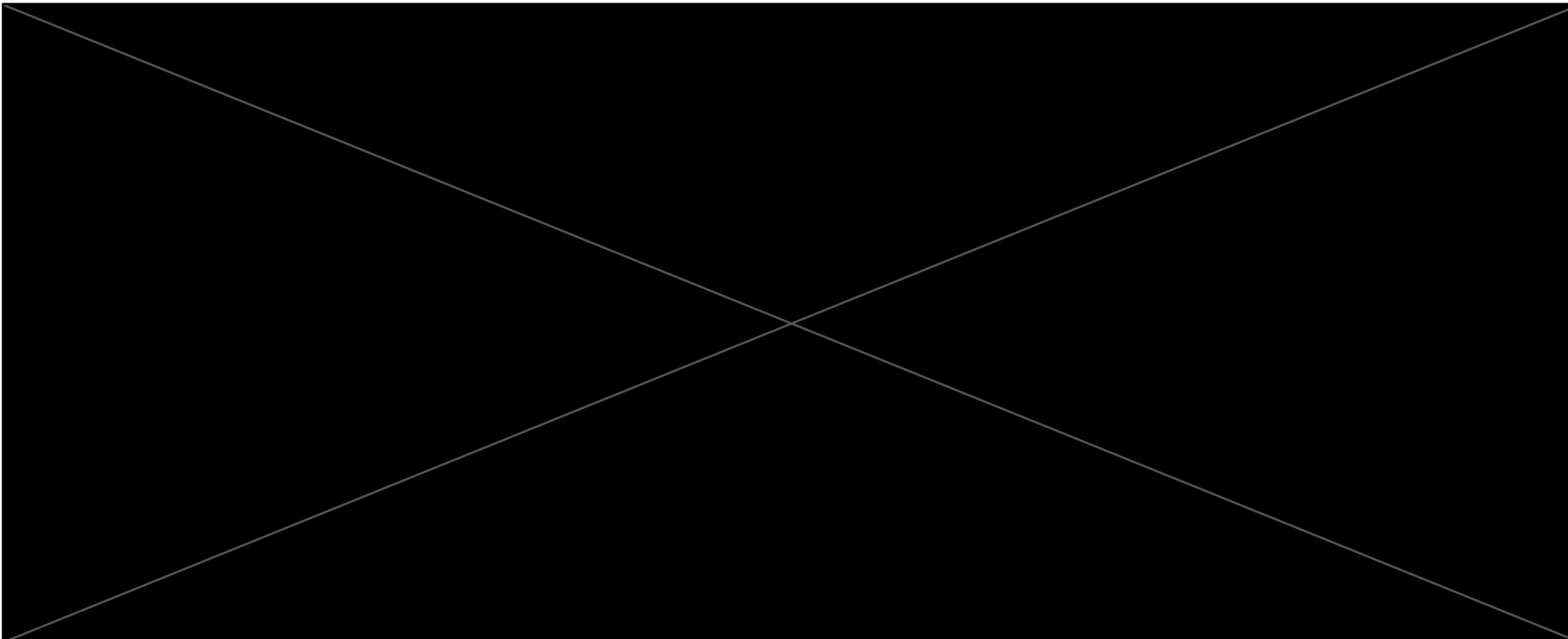
March 2025 Homeowner Meeting



Budget - *Anticipated* (2025)



March 2025 Homeowner Meeting



Unpaid Dues



March 2025 Homeowner Meeting

Board Procedures Approved



March 2025 Homeowner Meeting

- ❖ Elections, Homeowner Meetings, Mail-in Voting, and Fines all approved and public:

In Summary:

- Elections = this/same
- Homeowner meetings = same as this today
- Mail-in Voting = same as last 2 years
- Fine Procedures are 90% from the Maryland HOA act and we have no power to change

SEVERN WOODS

ABOUT DUES **RULES & PROCEDURES** MINUTES HOT LINKS CONTACT

Home | Rules And Procedures

Rules and Procedures

Governing Documents

Legally binding requirements of the organization and its members.

[Covenants](#)
The rules of the community.

[Article of Incorporation](#)
How the organization is to operate.

Procedures

Non-legally binding but official details of how the board intends to carry out various things within the organization (given minimum requirements found in governing documents and anything at the state or other levels).

[Elections](#) [Homeowner Meetings](#) [Mail-in Voting](#) [Fines](#)

SEVERN WOODS HOMEOWNERS ASSOCIATION, INC. ALL RIGHTS RESERVED.



Questions about “Current Standing”?





New Business



To be Covered



March 2025 Homeowner Meeting

- ❖ Election Procedures
- ❖ 4 Recommendations from Lawyer
- ❖ Tree Rule Update Proposal
- ❖ Snow Plan Discussion
- ❖ Interest Discussion
- ❖ Making Dues Public?
- ❖ Landscaping Common Area Proposal
- ❖ Open Forum
 - All new homeowner proposals
 - Any discussions homeowners wish to have



Election



March 2025 Homeowner Meeting

- ❖ Members have submitted for the following roles:
 - a. **President**
 - Mary Robinson
 - b. **Vice President**
 - *(None)*
 - c. **Treasurer**
 - Tom Friedrich
- ❖ Each shall get up to 3 minutes to speak as to why they should be chosen.
- ❖ If 60% quorum of in-good standing Members **was not met** with this meeting, will still hold vote and allow candidates to drop out but must go to a follow up mail-in vote until quorum is met.



Recommendations from Lawyer



March 2025 Homeowner Meeting

1. Specifically call out that satellite dishes are not part of the ban in **Article VIII > Section 4** that pertains to “aerials, poles, towers, antennas or similar structures”.
 - a. **Why:** It is unlawful under Telecommunications Act of 1996 and there is a possibility future Board member may believe satellite dishes apply under this “similar structures” ban.
2. Remove “each class of Members” every place it appears.
 - a. **Why:** This pertains to builders as a class of membership (not board members + homeowner members). The builders are no longer part of this organization (since ~1989) and we don’t want this also misconstrued as board members having the ability to block something the majority of homeowners have voted in favor for.
3. Clean up **Article III > Section 1**.

From: “The Association for each lot owned within the Properties, hereby covenants and each Owner of any lot by acceptance of a Deed [...] agree to pay to the Association [...]”

To: “Each Owner of any lot by acceptance of a Deed [...] agree to pay to the Association [...]”

- a. **Why:** The Association (organization) does not covenant to pay assessments to itself, even if it acquired one’s a lot’s property.



Recommendations from Lawyer (*Continued*)



March 2025 Homeowner Meeting

4. Clear up language of **Article III > Section 11**

From: “The obligation with respect to assessments contained in this Article III [the paying of assessments] shall not apply to the Association.”

To (*if also doing #3*): “Board members who are Members of the community still must pay special assessments but are exempt from needing to pay dues for the years they serve if they served more than 90 days on any given year as a thank you for their service. This does not exempt any previously unpaid dues and may only apply to one lot if they own multiple.”

- a. **Why:** The association (organization) does not pay dues to itself so don't need that. In addition, many have interpreted this meaning going back many years that people working for the Association are exempt from dues... but this does not explicitly say that.



Tree Rule Update Proposal



March 2025 Homeowner Meeting

- ❖ Recommend dropping “accessory building” part of **Article VIII > Section 11** or simplifying another way.
- ❖ **Option 1:** “No large trees measuring six (6) inches or more in diameter at ground level may be removed without the written approval of the Association, unless located within twenty (20) feet of the main dwelling ~~or accessory building.~~”

Justification: That part for main dwelling is because trees that close may affect your foundation. A tree 20 feet from a shed however, will not affect the foundation in that same way. Also it is a loophole currently to add a shed in your background and then cut down whatever trees you want without having to write in.

- ❖ **Option 2:** “No large trees, **as defined as being** measured six (6) inches or more in diameter at ground level may be removed without the written approval of the Association, ~~unless located within twenty (20) feet of the main dwelling or accessory building.~~”



Snow Plan



March 2025 Homeowner Meeting

- ❖ **Problem:** Homeowners flagged with January's snow that Golden Pine's roundabout in back of community had not been properly plowed. It had been called in supposedly but plows may not have felt confident they could get to it.
- ❖ **Potential Solution:** After Association acquires a shed at a later date, would community desire the purchase of ~4-6 little A-shaped signs to put between sidewalk and street on Golden Pine (*and/or Long Tree*) to humbly ask folks between X date and Y date to park on other side of the street for the street plows when significant snow is forecasted?
 - IF A-shaped signs could be acquired <\$50/piece and a cheap whiteboard could be adhered to it to write said things.
- ❖ Current Board at least from a long-term maintenance perspective ideally **would desire NOT taking this** on and instead rely on homeowners to keep calling in for the snow plow early and often until it happens when and where it is needed. Putting this here however just to document current homeowner sentiment officially.



Aka, are the HOA volunteers doing enough for snow, if not, how might they?

Interest Inconsistency



March 2025 Homeowner Meeting

- ❖ Set the record straight to avoid disputes on whether interest on delinquent payments should be compounded and, if so, when.

Article III > Section 8 states, “Any assessment not paid within **thirty (30) days** after the due date shall bear interest from the due date at the rate of **twelve percent (12%) per annum.**”

Historically when HOA has charged interest (which it always had and has had the right to do), it has charged at the rate of 1% every month (12% / 12 months probably was the logic) but it’s sometimes been compounded and sometimes not which poses a problem.

Recommend change to ex. “rate of twelve percent (12%) per annum **compounded monthly.**” or ex. “**with uncompounded interest**” to avoid that potential dispute because 12% interest compounded monthly is actually an APY of 12.68%/year.

Math Difference for ex. being 3 years delinquent (**\$225 without any interest**):

- With 12% and no compounded interest: $(75 + 27) + (75 + 18) + (75 + 9) = \mathbf{\$279}$ (*aka a simple 75 cents/month extra until paid*)
- With 12% interest compounded **yearly**: $(75 + 30.57) + (75 + 19.08) + (75 + 9) = \mathbf{\$283.65}$
- With 12% interest compounded **monthly**: $(75 + 32.31) + (75 + 20.23) + (75 + 9.51) = \mathbf{\$287.05}$



Making Dues Public?



March 2025 Homeowner Meeting

- ❖ Thoughts on a referendum on making Dues due public, privately public, or keep as is (have to email in)

- ❖ **PROS:**
 - a. Don't ever need to ask HOA to how much you ever owe.
 - b. Don't need to print 115 custom dues notices pages anymore (very time consuming), only those that are 90 days late
 - c. Could automatically populate new year's payment every January 1.

- ❖ **CONS:**
 - a. Privacy? But we wouldn't list the owner names, only the home number and acronym (ex. 7999 STB, 1717 AC, 1720 LTC, 7899 GPC)

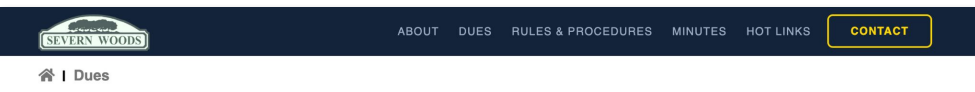


Making Dues Public? - Concept



March 2025 Homeowner Meeting

Before



Dues

Dues are **\$75/year**, which is some of the lowest cost dues in the area. It is even a selling point for our homeowners. But a few homes are up to 2 years in arrears. This is not fair to others. Interest and late fees are accruing on these accounts. In some cases annual interest is more than the dues themselves. Liens will be filed against properties that are extremely in arrears.

How to pay?

Option 1: Bank-to-Bank transfer using **Zelle**

- No Fee
- Transfers instantly
- 100% Safe and Secure. *Your bank's routing and account number will never be known to us via this method.*

[How-To: Bank-to-Bank Transfer with Zelle](#)

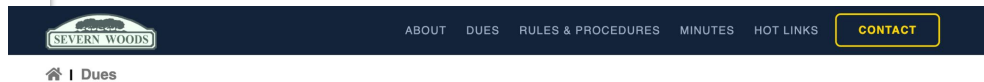
Option 2: Check

- Takes 7-30 days for us to receive and deposit check
- Checks expose bank routing number, account number, and more (for potential identity theft)
- More work for HOA and higher chance of human error regarding checking off who paid.

Mail **check** to our P.O. box at:



After



Dues

Dues are **\$75/year**, which is some of the lowest cost dues in the area. It is even a selling point for our homeowners. But a few homes are up to 2 years in arrears. This is not fair to others. Interest and late fees are accruing on these accounts. In some cases annual interest is more than the dues themselves. Liens will be filed against properties that are extremely in arrears.



[Check Balance](#)



[Make Payment](#)

“Landscaping Revitalization for Financial Self-Sufficiency”



March 2025 Homeowner Meeting

- ❖ **Summary:** A five-phase plan to completely eliminate mowing landscaping costs which made up ~~XX~~ of expenses in 2023 to get Association in a short term trajectory to no longer need dues.
- ❖ **Phase 1:** Hamper the potential abuse in future Board landscaper contracts.
 - Require this and future Boards to write into their contracts that there shall be no paying for mowing services that take place before **March 31** and after **November 7**.
 - Additionally set the period between mows to no sooner than every **2 weeks** and thus shall not exceed **17 mows/yr**.
 - Lastly Board shall not be permitted to include mowing in the front of the community on any contract. In addition must find out and post publicly how anyone could report to county when a mow is needed in front of the community.
- ❖ **Phase 2:** Replace grass on Pond lot with little/no maintenance alternative.
- ❖ **Phase 3:** Replace grass on long strip area with same.
- ❖ **Phase 4:** Get grant to do same for tot lot and whatever else is desired there.

Example Schedule:

January	February	March	April
S 5 12 19 26	M 2 9 16 23 30	T 3 10 17 24	W 4 11 18 25
T 6 13 20 27	F 7 14 21 28	S 1 8 15 22 29	F 2 9 16 23 30

May	June	July	August
S 11 18 25	M 8 15 22 29	T 9 16 23 30	W 10 17 24 31
F 6 13 20 27	S 14 21 28	F 13 20 27	T 11 18 25

September	October	November	December
S 7 14 21 28	M 5 12 19 26	T 6 13 20 27	W 8 15 22 29
F 8 15 22 29	S 13 20 27	F 4 11 18 25	T 1 8 15 22

Phase 2: Pond Lot Before - Concept



March 2025 Homeowner Meeting

- ❖ ~85 feet long
- ❖ ~60 feet wide
- ❖ ~5100 sq ft of grass
- ❖ Easement for county runs on right side of it.



Utilizing of *Juniperus horizontalis*



March 2025 Homeowner Meeting

- ❖ Recommended planting 4-6 feet apart
- ❖ “Creeps” 1-5 feet a year
- ❖ Drought resistant
- ❖ Deer tolerant
- ❖ Prefers temperatures 32 to 95 °F
 - But can survive at -40 °F (Zone 3)



Phase 2: Pond Lot After - Concept



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- ❖ ~90% creeping juniper or similar
- ❖ Maybe some rocks + gravel
- ❖ OPTIONAL Bench(es)*
- ❖ Couple of other hardy no-maintenance plants
- ❖ Landscaping becomes merely a trim for sidewalk, path + neighbors
Once or twice a year (but nothing for first few years)

**If homeless person tries to sleep on it, we'll retrofit it with a diagonal bar in the middle of it*



Phase 3: Long Narrow Common Area Before - Concept



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- ❖ ~355 feet long
- ❖ ~10 feet wide (+4 between sidewalk and street)
- ❖ ~5235 sq ft of grass



Phase 3: Long Narrow Common Area After - Concept



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- ❖ 3 benches* (made of metal, trek, or other material (not wood))
- ❖ Rest also uses creeping juniper or similar?
- ❖ **NOTE** - make no benches visible from Severn Rd



**If homeless person tries to sleep on it, we'll retrofit it with a diagonal bar in the middle of it*

Phase 4: Tot Lot Before - Concept



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- ❖ ~65 feet long
- ❖ ~90 feet wide
- ❖ ~5850 sq ft of grass



Phase 4: Tot Lot After - Concept

- ❖ Padlock gate
(4 digit code)
- ❖ Metal Fence
- ❖ Lined with bushes
- ❖ Exterior as ex.
creeping juniper
- ❖ Shed
- ❖ Bulletin board on
Shed
- ❖ Playground (at first
or do later)
- ❖ Benches
- ❖ {Insert anything
else}





Open Forum

Any proposition requests, any complaints, etc.

