



AHCA Community Meeting
May 7, 2019 - 7:30 PM
AcademyHeightsMD.org

Called to Order at 7:33pm with President Joe Shinault presiding.

Board members in attendance (8): Linda Barnes, Jeannette Bonomo-Thomas, Mischa Bowen-Kreiner, Beth McSweeney, Joe Shinault, Becky Stoll

Members absent: John O'Ferrall, Chris Waterman, Patrick Young, Seth Wheeler

Minutes from April 2, 2019 were approved and will be posted to the website.

Natalie from Northdale was welcomed.

Community Outreach – Officer Boone shared that the AH area has been quiet. In greater Catonsville, there had been vehicle thefts at Frederick Rd and Wilkens Ave, near the city line. Suspected offenders have been apprehended. In addition, around Edmondson and Dutton, a suspect was apprehended for removing valuables from unsecured vehicles. Officer Boone reminds us to secure vehicles, sheds, and windows.

Young people were playing in a nearby abandoned home. They have been addressed and the homeowner contacted. A resident asked about neighbors walking dogs without leashing them. Residents can call that in. Another resident expressed concern about vehicles being parked along the yellow painted curb in the no parking zone at Ingleside Shopping Center. Officers have ticketed multiple times, but the behavior persists. Ticketing will continue. A third resident asked what can be done about speeding vehicles along Edmondson Ave. Officers will continue to run radar in that area. It may be possible to post a speed sign. A fourth resident asked about police activity Sunday night on Northdale. Officer Boone did not have information but will look into it if the resident can email him. The MDS principal was able to provide details. A fifth resident shared a concern about vehicles not stopping when departing MDS. There is not a 4-way stop at Northdale and Whitfield. When the community reaches out to MDS, they do communicate to their families. MDS staff members cannot safely direct traffic; when PD tickets, the community is more responsive. MDS did try in the past to make their exit right-turn only, but that compounded the traffic impact.

MDS Performance Arts Center Update – Mark Cohagan, Director of Facilities, and Sister Mary Raymond, Principal, shared information. The MDS business manager and a member of their Board of Trustees also attended. The recent capital campaign has been the culmination of a two-decade development plan. Traffic issues have had significant influence on the plan. The exit will be relocated away from the Northdale/Whitfield intersection to the western edge of the MDS property. The proposed Performing Arts and Student Life building will be 22,000 square feet and include a 600-seat auditorium, instructional spaces, and support areas. The building has been designed to fit the character of the campus and neighborhood; it has not been designed to accommodate additional students, but rather to accommodate events that had previously had to be held off campus. Another consideration in the design has been storm-water management. The new retaining pond that will replace the existing structure will be designed to hold water either until it evaporates and/or to release the water prior to forecasted rain events, in order to proactively create pond capacity rather than releasing it into the community during a rain event. Landscaping has also been planned to fit the character of the community and assist in stormwater management. An additional consideration in the design has been an effort to alleviate parking issues in the community. MDS will be adding parking in phases, as well as on-campus capacity to handle traffic and limit back-ups in the neighborhood.

Construction will start this summer. During the summer, the exit road will be relocated and grading will be accomplished. Additional storm water capacity will be added under the Northdale/Whitfield intersection. There will be road work, along with cleaning crews, security and site control. Trees, particularly those that pose security issues, will be removed. By fall, the new road will be accessible and used by MDS. The building will be constructed in a later phase, beginning during the school year. Completion is projected for the fall of 2020.

A resident asked whether drainage will be improved along the new road. There will be drains installed along the road. It was also asked whether the entrance on Academy still be used. It will. The relocated "exit" will accommodate two-way traffic, as well. It was asked whether the proposal ensures that all runoff is directed toward the management system. That is the plan. It was asked if the retaining pond will encourage mosquitos. Solar irrigation movement will be used to mitigate this possibility. It was asked whether adding additional sidewalk will reduce available parking in the neighborhood. The sidewalk will be on MDS

property. It was asked whether all existing trees will be replaced. They will not because the county does not allow trees within 25 feet of a storm-water pond; however, the view should still be of trees (behind the pond), rather than of the pond, since the pond will be sunken.

It was asked whether the storm-water management system will contribute to groundwater issues. It is designed for evaporation rather than filtration. It was asked whether construction will contribute to pest control issues, such as with rats. MDS plans on removing some of the shrubbery, i.e. kudzu, which should hopefully help, and encourages the neighborhood to communicate any issues so that they can be addressed. It was asked whether construction equipment will be parked in AH. It will not; a construction entrance will remain open and there will be an on-campus staging area. Existing roadway will remain open until additional on-campus capacity has been created. All camps and summer activities have been relocated off campus.

It was asked whether properties across from the new exit will be affected by headlights. Most traffic does not occur at night. It was asked whether the MDS snow removal strategy will change. It will have to change. It was asked whether outside groups will be allowed to rent out the performing arts center. This is open for discussion. There are advantages and disadvantages in terms of MDS's mission. Additional concerns were also shared and addressed. Cohagan can be contacted through Joe and/or can come back in June. Security/safety/other major concerns can be communicated to the receptionist. Identify yourself as an AHCA member and give your name.

Treasurer's Report – \$9414.57 is the checking account balance. The association needs to spend monies for the grant.

Architectural – John O'Ferrall provided an update via email in advance of the meeting. Basement door application needs further discussion of compliance with covenant of restrictions. In addition, retractable awnings are nonconforming at this time. Further discussion may be warranted.

Communication – The newsletter went out at the end of April.

Welcome Committee – 2 homes are for sale, 4 are pending, and 2 sold in April. Beth is waiting for names in order to make deliveries.

Dues – are still being collected. ~20% have been collected so far this year. There will be an opportunity to pay dues at Dumpster Day.

Old Business

Dumpster Day – June 1. There will be 2 dumpsters. A list will go out regarding items that cannot be accepted.

Easter Egg Hunt – There was a good turnout in spite of postponement and wind. 35-40 families attended.

Block Party Planning – kicked off before this meeting. The plan is for a similar event to last year's. It is scheduled for September 28th.

Playground – Rick from Christian Temple has communicated that some trees will be removed and the swing set relocated.

MDSA Donation – A \$500 check was presented toward the capital campaign in April.

Community Signs – Some brick, donated by neighbors, has been installed. Flowers are going in this week.

Relief Sewer Project Update – See below.

New Business

County Council – Cathy Engers raffled off tickets to a Paradise Community Association dinner. There will be a meeting on Thursday at 11am at Christian Temple regarding the playground. Engers will follow up with Joe via email. The sewer project work is currently near the Glynn Taft Nursing Home.

Yard Sale – will be this Saturday. It has been advertised in the *Sun*, in the *Times*, and via Facebook.

Donation to Christian Temple – will be placed on the agenda for June.

Open Discussion

Landscaping – needs approval? Yes, particularly for "construction" such as a retaining wall.

Next Meeting: June 4.

Adjourned at 8:52pm. Recorded by Jeannette Bonomo-Thomas.