



AHCA Community Board Meeting MINUTES

January 3, 2023 @ 7:30 PM

Christian Temple Chapel Classroom

AcademyHeightsMD.org

Called to Order: at 7:34pm with President Joe Shinault presiding.

Board members in attendance: Joe Shinault, Rita Hall, Linda Barnes, Chris Waterman, Christie Kearney

Members absent: Stephen Smith; Mary Cummings, Doug Kampe, Adrienne Vedeloff, Meg Dandy, Cathy Plane

Minutes: from December 6, 2022 approved. Will be posted to website.

Community Outreach: Officer Boone stated that there was a recent carjacking on Northbend. He had not current update on the shooting incident on December 6 on the grounds of Christian Temple. Some casings were retrieved; it is an ongoing investigation. There was discussion regarding an ongoing issue with a resident playing loud music and smoking, on lower Stratford. Ofc. Boone explained the new marijuana laws; police could at least speak with the resident. There is a Baltimore County database page to review crime trends. Discussion on possible lighting at playground and ball field.

Treasurer's Report: Truist Bank checking balance is \$7,740.91. T. Rowe Price quarterly report next month.

Committees:

Architectural Committee –

Approved application: new shed on 424 Greenlow, Stair/railings at 427 Stratford.

Current Violations: 23 current violations, 7 resolved last month.

308 Stratford - Karen Ambrose was in attendance to defend the ongoing violation on her property. She understood that the privacy lattice was a covenant violation but did not agree with the denial of her request for an exemption. She also inquired as to why the board could not change the guideline to allow privacy fences on the front of decks, and how many residents would constitute a groundswell to make that happen. Karen said that the board was selectively enforcing violations and that she was being targeted. She said that other violations were being ignored, such as many peeling paint issues. She made several accusations against the board and its performance and individual board members.

The board initially denied the request for front facing deck lattice earlier in the year. In June, the homeowner installed partial privacy lattice in spite of the denial. She was asked to remove the lattice immediately. She then asked for a special exemption which was denied by the board. The board had agreed that the request did not prove a special circumstance any different than

many other properties, and did not want to set a precedent. No resident has ever inquired about or requested a change to allow additional deck privacy. The board currently has almost 30 ongoing violations at different stages. Last month legal counsel recommended proceeding with legal action since the homeowner had refused to resolve the violation. Since the homeowner is aware that the issue is in violation of the covenant guidelines, and she refuses to remedy since she disagrees with the exemption denial, the board will continue discussions on moving forward with legal action.

Communication –Facebook has 500 members, 40+ residents recently added to email list. Newsletter should go out in February.

Welcome Committee –2 sold in past month, none pending, and one for sale. 27 houses sold in 2022; 6 day average; median price \$310k (max. \$365k) Additional baskets will be distributed. The Welcome Booklet has been updated for 2023; copy will be posted to share with all residents.

Environmental Committee – No current updates

Dues –28% of the community paid dues for 2022. The request for 2023 dues has resulted in 40 homes paying dues since January 1.

Old Business:

COP Grant - 2023 Application was submitted; decision usually communicated in May.

COP Training – Thanks to the 15 residents that have responded....scheduled for Jan. 18 at 6:30pmdetails will be forwarded.

Rat Sweep – Baltimore County completed the sweep on Dec. 14. Over 12 citations were given; county will follow-up. Trash cannot be left in bags in alley or yards.

Abandoned Vehicles – County police should be towing abandoned vehicles on Northdale and Greenlow/Stratford alley.

Holiday Decoration Contest – Winners were announced and ornaments distributed. A motion was approved for a donation to Karen Dietzius for her time, efforts and supplies.

New Business:

No new business

Open Forum:

Cathy Engers of Pat Young's office discussed issues and concerns with the sewage line replacement/dirt at 417 Whitfield Road.

Next Meeting: Tuesday, February 7 @ 7:30pm
Adjourned at 8:39pm.