

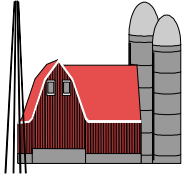
2025 AUGUST BARNSTORMER

2920 Strathaven Lane * Abingdon * Maryland * 21009

Office (410) 515-3958 ** Fax (410-515-3962 ** Email: boxhillbarn@verizon.net

Hours: Monday 11:00 a.m. ~ 5:00 p.m., Tuesday ~ Friday, 8:00 a.m. ~ 2:00 p.m.

Website: boxhillnorth.org ** Facebook: Boxhill Barn HOA



Board of Directors

Paul Kessler – President

Lauren Broccolo – Vice President

Sarah Walsh – Treasurer

Beth Lowman – Secretary

Upcoming Meetings

Board of Directors

- Thursday, October 16th @ 7:00 p.m.
- Thursday, December 18th @ 7:00 p.m.

Design Review Board

- Monday, August 18th @ 6 p.m.
- Monday, September 8th @ 6 p.m.
- Monday, October 20th @ 6:00 p.m.

Inside...

April 17, 2025 Board of Director Minutes

July 17, 2025 Board of Director Minutes

Community Yard Sale

Dumpster Day

General Resolution No. 2025-05

General Resolution No. 2025-06

General Resolution NO. 2025-07

General Resolution No. 2025-08

General Resolution No. 2025-09

THANK YOU

A Big thank you to all Box Hill Residents who helped clean up the pond and picking up clean up all debris around our community.

ALL ARE APPRECIATED!

WELCOME NEW RESIDENTS

David & Sheryl Leffman ~ Kingsmark Court

Charles Paolino & Courtney Allen ~ Kipling Court

Richard Tibbetts ~ Brightwater Lane

Adam Bigelow & Savanna Jackson ~ Meredith Court

Adolfo Lugo & Tabitha Nielsen ~ Boxthorn Court

Geoffrey & Crystal Sales ~ Hastings Court

Sean William Kenny ~ Kensington Parkway

James & Brianna Bildstein ~ Red Rose Court

Alveeraa Rizwan ~ Shelley Court

Sean Bateman & Ashley Bell ~ Sunderland Court

Taylor Wozny & Tyler Murphy ~ Browning Court

LEISURE CENTER RENTALS

As of July 1st, 2025, the Leisure Center Fee has been increased to \$250.00 per rental. Additional \$100.00 Security Deposit is not included in rental fee.

100 BOXTHORN STREAM SITE VISIT

Log onto the following website at:

<https://www.harfordcountymd.gov/3891/>

[Boxthorn-Stream-Restoration](#)

to get updates on this project.

DOG CONCERNS REMINDERS

Harford County ~ “No owners of a dog shall allow it to soil; defile, defecate upon or commit any other nuisance upon private property.

HOA By-Laws ~ Such pets shall be restrained by fencing or leashes at all times and shall not be allowed to run free on common area or on the property of others.

BARNSTORMER ON LINE

To reduce printing costs, the Barnstormer is available to read on the www.boxhillnorth.org website. Email the barn at boxhillbarn@verizon.net, please include your name, address and email. You will be notified when the next online Barnstormer is available.

FALL YARD SALE



**SATURDAY, OCTOBER 4TH
8:00 A.M. ~ 1:00 P.M.**



RAIN OR SHINE

SET UP IN FRONT OF YOUR PROPERTY

***BOX HILL WILL ADVERTISE THIS EVENT IN THE
AEGIS ALONG WITH A SIGN AT THE BOX HILL
NORTH ENTRANCE.***

BOX HILL NORTH COMMUNITY FALL DUMPSTER DAY

- Saturday, October 11, 2025
- Box Hill Parking Lot
- 8:00 a.m. ~ 11:00 a.m.
- LINEUP via Maidstone Lane onto Strathaven Lane. EXIT the barn parking lot via Strathaven Lane turning RIGHT.
- **VOLUTNEERS RE NEEDED!** Call (410) 515-3958 or email: boxhillbarn@verizon.net
- Box Hill North Residents only!

RULES: No Commercial Vehicle dumping! No dumping of items before 8:00 a.m. No car/truck tires, propane tanks, hazardous materials, chemicals, pesticides, or equipment with gas/oil still in them. No liquid paints/stains in cans/containers.

- ❖ Yard Waste will be accepted. Tree limbs/ sticks/brush must be cut into manageable sizes to be able to dump.
- ❖ HOA dues must be current with no outstanding violations, or you will be turned away.

A valid Driver's License ID showing your picture & address will be checked before you are permitted to dump your items.

BOX HILL COMMUNITY SERVICES ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING MINUTES
APRIL 17, 2025

BOARD OF DIRECTORS

Paul Kessler – President
Lauren Broccolo – Vice President
Sarah Walsh – Treasurer
Beth Lowman – Secretary

HOA MEMBERS

4 In Person Attendees

The meeting was called to order at 7:01 p.m. Board members were introduced.

Approval of Minutes:

- The Board of Director Minutes for March 27, 2025, have been read by all Board members. Paul made a motion to approve; Sarah seconded the motion. Minutes have been approved by all Board members.

Committee Reports: Ashley Booth

Children's Committee ~ Easter Social had 50 kids in attendance.

- \$193.13 was spent on expenses.
- \$250.00 was collected in income.
- Profit of \$56.87

Townhouse Committee ~ Judy Winters

- Townhouse Committee has been quiet. Judy is waiting for the next upcoming project.

No other Committee Chairpersons were present.

Old Business:

- Flannagan's is near completion on our Upgraded Bathroom Project.

New Business:

- **Paving on Ruskin Court**
 - Beth walked each Townhouse Court, took notes and shared with the Board. Ruskin has a large pothole at the entrance which has been deemed determined to be the HOA responsibility. The office will be getting estimates to get Ruskin Court repaved.
- **Proposed Pool Budget**
 - Projected a decent profit. \$50.00 for residents on Pool Memberships. There was a substantial increase in the Sponsorship Memberships.
 - Paul made a motion to approve the 2025 Pool Budget. Sarah seconded the motion. Budget has been approved by all Board members.
- **Increase in Leisure Center Rentals**
 - Currently the price to rent the barn is \$175.00. \$100.00 deposit will stay the same. The increase of \$250.00 will take effect after the next Barnstormer is mailed out. Paul made

a motion to approve of the increase; Sarah seconded the motion. All Board members voted to approve the increase.

- **Update the Leisure Center Room**

- Update the room, paint, window treatments, etc.

- **Increasing the Cost of the HOA By-Laws**

- Currently the cost is \$50.00 per book. The cost to print and put together a final copy to be turned over runs around \$40.00. We will look at the numbers within the next year to see how many are sold.

Open Forum:

- There is a hornet's nest that is laying on the ground on Meredith Court. It was not disposed of properly. Home Paramount was supposed to come and take care of the problem. Paul will reach out.
- There is spillage on Longfellow Court coming from a pipe built into the curb, which is constantly flooding that portion of the court. Harford County Water needs to be called out to take a look and investigate the pipe. The office will contact the water company.

The meeting was adjourned at 7:16 p.m.

These were the minutes as recorded/written
By Beth Lowman

Approved:
Approving Signature:
Attest:
Attesting Signature:

BOX HILL COMMUNITY SERVICES ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING MINUTES

JULY 17, 2025

BOARD OF DIRECTORS

Paul Kessler – President

Lauren Broccolo – Vice President

Sarah Walsh – Treasurer

Beth Lowman – Excused

HOA MEMBERS

2 In Person Attendees

The meeting was called to order at 7:05 p.m. Board members were introduced.

Approval of Minutes:

- The Board of Director Minutes for April 17, 2025, have been read by all Board members. Paul made a motion to approve; Sarah seconded the motion. Minutes have been approved by all Board members.

Treasurer's Report as of June 30, 2025

Committee Reports – No Committee has submitted a report

Old Business:

- **General Resolution No.2025-07 ~ S & M Paving, Inc.**
 - The Board has signed the contract for Ruskin Court Paving. Paul made a motion to approve; Sarah seconded the motion. Resolution has been approved.
- **Update on Flooding from County.**
 - John Zdanis updated information after speaking with the County. Log into <https://www.harfordcountymd.gov/3891/Boxthorn-Stream-Restoration> for more information.

New Business:

- **General Resolution No. 2025-09 ~ Website**
 - Omni Solutions will be updating the Box Hill Website for \$2,500.00. Paul made a motion to approve; Sarah seconded the motion. Resolution has been approved.
- **General Resolution No. 2025-08 ~ Dumpster Day**
 - Dumpster Day will be held on Saturday, October 11, 2025, from 8:00 a.m. until 11:00 a.m. Six (30-yard dumpsters will be supplied. Paul made a motion to approve; Sarah seconded the motion. Resolution has been approved.
- **General Resolution No. 2025-05 ~ Hot Water Tank**
 - Horizon Services will be installing a new Hot Water Tank in the Box Hill building. Cost will run around \$5,034.30. Paul made a motion to approve; Sarah seconded the motion. Resolution has been approved.

- **General Resolution No. 2025-06 ~ Pool Umbrellas**

- Pool will be purchasing umbrellas at Home Store in the amount of \$763.07. Paul made a motion to approved; Sarah seconded the motion. Resolution has been approved.

- **Pond Update**

- Paul would like to thank all the residents who helped clean up the pond of all debris while the water was drained out of the pond. B & M came out along with the County to help determine what exactly happened with the water being drained. We eventually had to get a new key to shut off the valve in the barrel. More signs will need to be purchased to keep off the pond.

- **Barn & Pool Safety and Security**

- A few weeks ago, we had an individual enter the pool after hours, take pictures and post it on social media. He posted that the police would not find him. The sheriff was notified and found the individual at his home. The Board is discussing upgrades with motion sensors, lighting, signs and the fence itself. Any ideas or resources will be appreciated. No damage was done, just trespassing.

Open Forum:

- A Resident had some questions regarding a rat problem in the court.
- Trash cans in the Townhouse Courts.
- Parking along the yellow fire lanes. Paul spoke about curbs and sidewalks to be repaired/replaced.
- Parking in visitors' spots on Shelley Court.
- Untagged vehicle in Shelley Court.
- Dogs without a leash.

The meeting was adjourned at 7:45 p.m.

These were the minutes as recorded/written

By Lauren Broccolo

Attest:

Approved:

Approving Signature:

Attesting Signature:

BOX HILL COMMUNITY SERVICES ASSOCIATION INC.

GENERAL RESOLUTIONS

GENERAL RESOLUTION NO. 2025-05 ~ HOT WATER TANK CONTRACT

NOW THEREFORE, BE IT RESOLVED THAT

The Board of Directors approves the proposal from Horizon Services in the amount of \$5,034.30. This amount will be transferred from the Harford Bank General Money Market Reserve Account into the Box Hill Checking Account for payment.

GENERAL RESOLUTION NO. 2025-06 ~ REPLACEMENT OF POOL UMBRELLAS

NOW THEREFORE, BE IT RESOLVED THAT

The Board of Directors approves the proposal from Home Store located in Abingdon, Md for the amount of \$763.07. This amount will be transferred from the Harford Bank General Money Market Reserve Account into the Box Hill Checking Account for payment.

GENERAL RESOLUTION NO. 2025-07 ~ RUSKIN COURT PAVING

NOW THEREFORE, BE IT RESOLVED THAT

The Board of Directors approves the proposal from S & M Paving, Inc. located at 1414 W. Pulaski Highway, Elkton, Md 21921 in the amount of \$62,167.00 for Ruskin Court. This amount will be transferred from the Rosedale Federal Saving Bank Townhouse Money Market Reserves to the Box Hill Checking Account for payment.

GENERAL RESOLUTION NO. 2025-08 ~ COMMUNITY DUMPSTER DAY

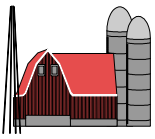
NOW THEREFORE, BE IT RESOLVED THAT

On October 11, 2025, the Box Hill Community Services Association, Inc. will host a Community Dumpster Day located in the Box Hill Parking Lote of the Barn. Humpty Dumpsters of Forest Hills, Md will be providing six (6) 30-yard dumpsters. All residents can dispose of their trash and yard waste between the hours of 8:00 a.m. ~ 11:00 a.m.

GENERAL RESOLUTION NO. 2025-09 ~ WEBSITE UPDATE

NOW THEREFORE, BE IT RESOLVED THAT

The Board of Directors approves the proposal from Omni Solutions for the estimated amount of \$2,500.00. This amount of \$2,500.00 will be expensed from the General Expense Checking Account.



The Barnstormer

BOX HILL NORTH COMMUNITY NEWSLETTER
2920 STRATHAVEN LANE
ABINGDON, MARYLAND 21009

PRESORTED STANDARD
U.S. POSTAGE
PAID
BEL AIR, MD 21014
PERMIT NO. 1009

BOX HILL OFFICE ON VACATION



- Box Hill Office will be on Vacation Monday, September 15th ~ Friday, September 26th.
- Office will reopen on Monday, September 29th at 11:00 a.m.
- 4th Quarter Invoices will be mailed out during the week of September 29th. Any payments received after the 12th of September will not be deposited until the week of the 29th.
- Messages and emails will be checked during this time.