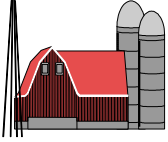


# JANUARY 2026 BARNSTORMER



2920 Strathaven Lane \* Abingdon \* Maryland \* 21009

**Office** (410) 515-3958 \*\* **Fax** (410-515-3962 \*\* **Email:** [boxhillbarn@verizon.net](mailto: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](http://boxhillnorth.org) \*\* **Facebook:** Boxhill Barn HOA



## **Board of Directors**

**Paul Kessler – President**

**Lauren Broccolo – Vice President**

**Sarah Walsh – Treasurer**

**Beth Lowman – Secretary**

## **Inside...**

2026 Approved General, T/H, Mitchell Drive Budgets

Policy Resolution Nos. 173 ~ 176

2026 Board of Director Election Form

Administrative Resolution No. 30

October 16, 2025, Board of Director Minutes

General Resolutions No. 2025-10

## **Upcoming Meetings**

### **Board of Directors**

- Thursday, March 19<sup>th</sup> @ 7:00 p.m.

### **Design Review Board**

- Monday, January 19<sup>th</sup> @ 6:00 p.m.
- Monday, February 16<sup>th</sup> @ 6:00 p.m.
- Monday, March 16<sup>th</sup> @ 6:00 p.m.

## **Online Assessment Payments**

All residents who have bill pay online to pay for your assessments, please do not forget to change the increased dues amount to \$69.00 for Single Family, \$84.00 for Mitchell Drive and \$235.00 for Townhouses per quarter.

## **WELCOME NEW RESIDENTS**

Kevin Butler ~ Byron Court

Christine Lightfoot ~ Meredith Court

Joshua Kemmerer ~ Colchester Court

Shawn & Deborah Lovell ~ Strathaven Lane

James Yarbrough - White Rose Court

Joshua & Robin Williams ~ Shelley Court

Shawn & Casey LeBlanc ~ Margate Court

Amanda Sheppard ~ Burnt Oak Court

Brian & Christina Bonney ~ Meredith Court

## **2025 Holiday House Decorating Winners**

### **Single Family:**

**Magical ~ 2981 Harrogate Way**

**Whimsical ~ 2950 Margate Court**

**Classical ~ 2933 Craigston Lane**

### **Townhouse:**

**Magical~ 2924 Carlyle Court**

**Whimsical ~ 2920 Shelley Court**

**Classical ~ 114 Kipling Court**

**Thanks again to Amanda and her elves.**

## **Increase in General, Townhouse and Mitchell Drive Assessments for 2026**

**General: 2025 Assessments ~ \$66.00 per quarter**

**2026 (Increase \$3.00 per Quarter) ~ \$69.00 per quarter (Yearly amount \$276.00)**

**Townhouse: 2025 Assessments ~ \$166.00 per quarter – No Increase in Townhouse Assessments**

**General 2026 (Increase \$3.00 per quarter) ~ \$69.00 per quarter (Yearly amount \$276.00)**

**2026 Total for Townhouse Assessments ~ (\$235.00 per quarter or \$940.00 yearly)**

**Mitchell Drive: 2025 Assessments ~ \$81.00 per quarter**

**2026 (\$3.00 Increase for General) ~ \$69.00 & \$15.00 = \$84.00 (Yearly amount \$336.00)**





#### **Yoga in the Barn**

Starting Wednesdays, from January 14<sup>th</sup> through March 11<sup>th</sup> Debbie and Tom Trafton will have yoga sessions at 10:00 a.m. until 11:15 a.m. in the Box Hill Barn.

#### **HOA By- Laws Book Price Increase**

Starting January 1, 2026, HOA By-Laws Books will be increased to \$75.00 per book. A book is required to be handed over to all residents selling their property to new buyers.

#### **Townhouse Christmas Tree Pick**

Pick up for trees will be on January 29<sup>th</sup>. Please put trees out the night before to be picked up.

**This is only one date trees will be picked up.**

#### **2026 Board of Director Election**

The Election Committee is now being formed. At least 4 Volunteers are needed. The Committee is to assure that the ballots cast for the Board Election are appropriately handled and correctly counted on Election Night, March 19, 2026 at 6:00 p.m. in the Box Hill Barn. Please volunteer by calling the office at (410) 515-3958 or email the barn at [boxhillbarn@verizon.net](mailto:boxhillbarn@verizon.net).

#### **OFFICE CLOSED**

MONDAY, JANUARY 19<sup>TH</sup>

MONDAY, FEBRUARY 16<sup>th</sup>

Make sure Design Review Board Applications are submitted the Friday before these dates or attend the meeting.

## **Cookies with Santa**

### **Box Hill North's 4th annual Cookies With Santa was a success!**

Santa said that this is his favorite part of the year; seeing the kids grow over time, seeing the new additions added, seeing the kids who used to be afraid of him, now give him hugs. "These events really make my heart happy to be here to witness it. Thank you for bringing me and all these families together."

As always, thank you for joining us and allowing me to host events like this. Until the next one, I hope you had the best holiday and a wonderful New Year!

Ashley & the Children's Committee



**BOX HILL COMMUNITY SERVICES ASSOCIATION, INC.**  
**BOARD OF DIRECTORS MEETING MINUTES**  
**October 16, 2025**

**BOARD OF DIRECTORS**

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

**HOA MEMBERS**

4 In Person Attendees  
Anthony Lyon, running for State Delegate

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

**Approval of Minutes:**

- The Board of Director Minutes for July 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 September 30, 2025**

Copy was provided for all people attending

**Committee Reports**

No committees present

**Old Business:**

1. Setting a date to close out Mitchell Drive Stormwater Pond project
  - a. B&M will be completing work in the next few weeks
2. Working with Montana Concrete to fix pool steps
  - b. Should be completed by beginning of November
3. Huxley Circle has some tree limbs behind 29 Huxley that need to be cleaned up on common ground. Trees to be checked out again. A lot of down trees.

**New Business**

1. Box Hill website is up and running
  - a. A few minor details will be fixed, photos added
2. Increase in General Assessment
3. Increase in Townhouse Assessments
  - b. Was not discussed – No Increase only for General part of Townhouse assessments.
4. Engagement letter for 2025 Audit- sign
  - c. Letter will be signed at the completion of the meeting

## Open Forum

- Resident, Mr. John, has not seen the county in a while on Boxthorn Dr. There is still a damaged pipe. HOA will reach out for a progress update. The Board will include county contacts on our website.
- Resident, Mr. Ron concerned about commercial vehicles; .75 of a ton limit, questioned if the limit has changed. It has not. A 1.5-ton vehicle (Andersen Windows) on his street- Hastings Ct. Truck is there overnight and on weekends. Truck is blocking visibility, concerned about the safety of children not being seen in the middle of the court. The residents have sent the photo of the truck to the Box Hill office. Resident has tried to address the owner, but it did not go well. Address is 112 Hastings Ct where the truck resides.
- Resident brought up the intruder at the pool and wanted barbed wire at the top of the fence. Wanted to know the heater size and how many quotes the HOA received. The board received three quotes. Presented two verbal quotes that he received over the phone and questioned why the board paid so much. The board explained that our quotes were given after the companies came out and looked at our current heater, the work that needed to be done. Brought up the umbrellas purchased for the pool. Wants to know why the umbrellas need to be purchased every year and why no one is fixing them instead of buying new ones.

Meeting was adjourned at 7:26pm

These were the minutes as recorded/written

By Beth Lowman

Approved:

Approving Signature:

Attest:

Attesting Signature:

**TOWNHOUSE APPROVED 2026 BUDGET****2026  
APPROVED BUDGET****INCOME:**

COURT SETTLEMENTS

\$

**210 TOWNHOUSES @ \$166.00 PER QUARTER**

\$

139,440.00

**INTEREST:**

FINANCE CHARGES/LATE FEES

\$

1,500.00

INTEREST INCOME - RESERVES

\$

3,500.00

INTEREST INCOME - ATTY COLLECTED

\$

-

MISC. INCOME

\$

50.00

LEGAL FEE REIMBURSED (BILLED)

\$

-

**TOTAL INCOME**

\$

**144,490.00****EXPENSES:**

BAD DEBT

\$

2,500.00

BANK CHARGES

\$

-

MISC. OTHER

\$

150.00

POSTAGE

\$

25.00

LEGAL FEES

\$

-

LEGAL FEES/DRB

\$

-

**REPAIR/MAINTENANCE:**

SNOW REMOVAL

\$

18,000.00

GROUND

\$

10,000.00

LAWN

\$

23,500.00

TRASH REMOVAL

\$

70,000.00

PARKING LIGHTS

\$

7,000.00

**TOTAL EXPENSES**

\$

**131,175.00****2026 TOWNHOUSE RESERVE CONTRIBUTION**

\$

**13,315.00****TOTAL EXPENSES/RESERVES**

\$

**144,490.00**

**MITCHELL DRIVE APPROVED 2026 BUDGET****2026  
APPROVED BUDGET****INCOME:**

COURT SETTLEMENTS

\$ -

2026 MITCHELL DRIVE SWP

**30 HOMES @ \$15.00 - MITCHELL DRIVE SECTION 7**

\$ 1,800.00

**INTEREST:**

INTEREST INCOME - RESERVES

\$ -

FINANCE CHARGES

\$ -

**TOTAL INCOME:****\$ 1,800.00****EXPENSES:**

BAD DEBT

\$ -

BANK CHARGES

\$ -

MISC. OTHER

\$ -

**POSTAGE:**

ADMINISTRATION

\$ -

**REPAIR/MAINTENANCE:**

GROUND

\$ -

LAWN

\$ 156.00

**TOTAL EXPENSES****\$ 156.00****2026 MITCHELL DRIVE RESERVE****\$ 1,644.00****TOTAL EXPENSES/RESERVES****\$ 1,800.00**

## GENERAL APPROVED 2026 BUDGET

### INCOME:

2026 GENERAL ASSESSMENTS	
(648 @ \$69.00 ~ GENERAL)	\$ 178,848.00
(210 @ \$69.00 ~ TOWNHOUSE)	\$ 57,960.00
(30 @ \$69.00) - MITCHELL DRIVE)	\$ 8,280.00

### INTEREST

FINANCE CHARGES/LATE FEES	\$ 3,000.00
INTEREST INCOME - CHECKING ACCT.	\$ 275.00
INTEREST INCOME - RESERVE	\$ 4,000.00
INTEREST - ATTY COLLECTED	
L. C. RENTAL FEES	\$ 12,000.00
BARNSTORMER ADS	\$ 50.00
MISCELLANEOUS	\$ 1,500.00
SOCIAL-ADULT/CHILDRENS	\$ 50.00
VENMO FOR POOL CONCESSION	
LEGALFEE REIMBRSED(BILLED)	\$ -

### TOTAL INCOME/REVENUE

**\$ 265,963.00**

### EXPENSE

BAD DEBT	\$ 1,000.00
BANK CHARGES	
CONTRIBUTIONS	\$ 250.00
BUSINESS INSURANCE	\$ 22,000.00
HEALTH INSURANCE	
ELECTION EXPENSES	\$ 550.00
MISC. OTHER	\$ 2,000.00
POOL SUPPORT	\$ 2,000.00

### POSTAGE

ADMINISTRATION	\$ 3,200.00
BARNSTORMER	\$ 2,200.00

### PRINTING

ADMINISTRATION	\$ 3,000.00
BARNSTORMER	\$ 5,000.00

### PROFESSIONAL FEES

AUDIT / TAXES	\$ 11,000.00
LEGAL/DRB	\$ -
LEGAL GENERAL	\$ 2,000.00
MANAGEMENT	\$ 750.00
PAYROLL PROCESSING	\$ 2,500.00
CREDIT CARD CHARGES	\$ 750.00

### REPAIRS/MAINTENANCE

BUILDING - JANITORIAL	\$ 3,500.00
BUILDING - STRUCTURE	\$ 5,000.00
COMPLIANCE REPAIRS	

-

## GENERAL APPROVED BUDGET CONT.

### EXPENSE

CAMERAS	\$	2,100.00
COMPUTER WORK	\$	2,000.00
GROUND	\$	10,000.00
LAWN	\$	20,000.00
MISC. EQUIPMENT	\$	500.00
OFFICE EQUIPMENT	\$	1,200.00
RECREATIONAL AREAS	\$	4,000.00
SNOW REMOVAL	\$	5,000.00
TRASH REMOVAL	\$	14,000.00
SOCIAL - CHILDRENS/TEENS	\$	500.00
WELCOME	\$	500.00
SUPPLIES OFFICE	\$	3,000.00

### TAXES

FEDERAL PAYROLL TAXES	\$	4,000.00
FED. UNEMPLOYMENT TAXES	\$	120.00
PROPERTY TAXES	\$	100.00
STATE UNEMPLOYMENT TAXES	\$	300.00

### UTILITIES

ELECTRICITY	\$	7,200.00
HEATING OIL	\$	5,200.00
PARKING LIGHTS	\$	11,000.00
TELEPHONE	\$	3,700.00
WATER	\$	2,500.00
WAGES	\$	60,000.00

### TOTAL EXPENSES

\$ 223,620.00

### GENERAL RESERVES

\$ 42,343.00

### TOTAL EXPENSES & RESERVES

\$ 265,963.00

## GENERAL RESOLUTION NO 2025-10

### LEISURE CENTER OVEN REPLACEMENT

WHEREAS Article VIII, Section 2. of the Bylaws charges the Board of Directors to cause the Common Areas to be maintained in good, clean, attractive and sanitary condition, order and repair.

WHEREAS The Board recognizes that the Leisure Center Oven located in the Box Hill Barn is necessary to supply the Leisure Center renters with the property appliances for their rental use.

NOW THEREFORE, BE IT RESOLVED THAT:

The Board of Directors approves the purchase of a new oven from Lowes Home Improvement with the total amount not to exceed \$624.85 from Harford Bank General Money Market Reserve Account which has been allocated in the General Reserve Study.



**POLICY RESOLUTION NO. 173  
THE 2026 ANNUAL BUDGET**

WHEREAS, Article IV of the Box Hill Declaration of Covenants and Restrictions charges the Association with certain community service responsibilities; and

WHEREAS, there is a need to provide a sound financial plan for the delivery of such services; and

WHEREAS, it is the intent of the Board of Directors to adopt an annual budget as its financial plan for fiscal year 2026.

**BE IT RESOLVED THAT:**

1. The President is hereby authorized to implement the budget and may reallocate amounts among the various line items within a budget category providing the Board of Directors is notified.

2. The President may authorize expenditures which result in an increase in the amount budgeted provided such increase is not greater than five (5) percent.

3. Proposed increases in expenditures from the amount budgeted for a category greater than five (5) percent, but less than twelve hundred (\$1,200), shall require board approval.

4. Proposed increases in expenditure from the amount budgeted for a category greater than twelve hundred (\$1,200) shall require amendment of this Budget Policy Resolution.

5. The President may delegate the authority to commit association funds, as limited herein, to another board member or committee which shall require board approval.

**POLICY RESOLUTION NO. 174  
ESTABLISHING THE 2026 ANNUAL GENERAL ASSESSMENT**

WHEREAS, Article V, of the Box Hill Declaration of Covenants and Restrictions creates an obligation for payment of assessments; and

WHEREAS, Article V, Section 2. of the Declaration charges the Board of Directors with setting the annual general assessment rate sufficient to meet the obligations imposed by the Declaration; and

WHEREAS, it is the intent of the Board of Directors to establish such an assessment rate for fiscal year 2026.

**BE IT RESOLVED THAT:** the annual general assessment for fiscal year 2026 shall be fixed at two hundred seventy six dollars and zero cents (\$274.00) for each assessable living unit.

**POLICY RESOLUTION NO. 175  
ESTABLISHING THE 2026 ANNUAL TOWNHOUSE ASSESSMENTS**

WHEREAS, Article V, of the Box Hill Declaration of Covenants and Restrictions creates an obligation for payment of assessments; and

WHEREAS, Article V, Section 2. of the Declaration and Article II, Section 3. of the Box Hill Supplementary Declaration of Covenants and Restrictions Parcel No. 2 and Parcel No. 3 charges the Board of Directors with setting the annual parcel assessments rate sufficient to meet the obligations imposed by the Declaration; and

WHEREAS, it is the intent of the Board of Directors to establish such an assessment rate for fiscal year 2024.

**BE IT RESOLVED THAT:** the annual parcel assessment for fiscal year 2026 shall be fixed at six hundred and sixty four dollars and zero cents (\$664.00) for each assessable living unit.

**POLICY RESOLUTION NO. 176  
ESTABLISHING THE ANNUAL 2026 SERVICE DISTRICT ASSESSMENT**

WHEREAS, THE Box Hill Supplementary Declaration of Covenants and Restrictions Parcel No. 1 creates an obligation for payment of assessments; and

WHEREAS, Article II, Section 4. of the said Declaration charges the Board of Directors with setting the Service District Assessment rate sufficient to meet the obligations imposed by the Declaration; and

WHEREAS, it is the intent of the Board of Directors to establish such an assessment rate for fiscal year 2024.

**BE IT RESOLVED THAT:** the annual Service District for fiscal year 2026 shall be fixed at fifteen dollars and zero cents (\$15.00) per Quarter or sixty dollars and zero cents (\$60.00) a year for each assessable living unit in Parcel No. 1 (HOA Residents on Mitchell Drive).

# **BOX HILL COMMUNITY SERVICES ASSOCIATION, INC.**

## **ADMINISTRATIVE RESOLUTION NO. 30**

### **BOARD OF DIRECTOR TERM LENGTH**

WHEREAS, Article XIV, Section 1, (2) of the Box Hill By-Laws allows the Board of Directors to amend the By-Laws by a vote of two-thirds (2/3) of the Directors at any meeting of the Directors duly called for that purpose, providing notice of the meeting and the proposed amendments has been given to the Members at least fifteen (15) days prior to the meeting; or

WHEREAS, Article VII, Section 1 (Number and Term), The Affairs of the Association shall be managed by a board of up to five (5) directors, who need not be members of the Association. Each Director shall hold office until the next annual meeting of members and until his successor shall have been elected and qualified.

NOW THEREFORE, BE IT REOSLVED THAT the Board of Directors term will be amended to a two (2) year term to ensure continuity in ongoing operations and providing residents with the opportunity to serve on the Board over a period of time facilitating projects from inception to completion. This Resolution shall be effected as of the 2026 Board of Directors Election.

**BOX HILL COMMUNITY SERVICES ASSOCIATION, INC.**

**ATTEST:**

**(signed) Beth Lowman**  
**Secretary**

**(signed) Paul Kessler**  
**President**

**December 18, 2025**  
**Date**

**APPLICATION FOR CANDIDACY**

**2026 & 2027 Board of Directors (2 YEAR TERM)  
Box Hill Community Services Association, Inc.**

**Filing Deadline: Hand Deliver or place in the drop off box at the Box Hill Office by 12:00 p.m. on  
Wednesday, February 4, 2026. (PLEASE DO NOT MAIL)**

**Candidate: Please type or print All items A through F on application.**

A.) NAME \_\_\_\_\_

B.) ADDRESS \_\_\_\_\_

C.) TELEPHONE NUMBER: HOME \_\_\_\_\_ WORK \_\_\_\_\_

D.) OCCUPATION \_\_\_\_\_

E.) OTHER COMMUNITY ACTIVITIES \_\_\_\_\_

F.) STATEMENT OF CANDIDACY (APPROX. 50 WORDS) \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

SIGNATURE: \_\_\_\_\_ (I agree to abide by the B.H.C.S.A.'s Covenants  
By/Laws/Resolutions)

We, the undersigned, do hereby endorse Box Hill Community Resident  
\_\_\_\_\_ to the 2026/2027 (2 YEAR TERM) Board of Directors  
of the Box Hill Community Services Association, Inc.

**G.) Signatures Only. Do Not Print. IF NOT SIGNED, BALLOT WILL NOT BE ACCEPTED.**

**NAME**

**ADDRESS**

- |     |       |       |
|-----|-------|-------|
| 1.) | _____ | _____ |
| 2.) | _____ | _____ |
| 3.) | _____ | _____ |
| 4.) | _____ | _____ |
| 5.) | _____ | _____ |

# *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

## **NEW BOARD MEMBERS**

The meeting for the Box Hill Community Services Association is scheduled for Thursday, March 19, 2026 at 7:00 p.m. This is the meeting where your **NEW** Board of Directors will be selected.

Now is the time to file your application to run for a position as a Board member. Applications are included in this issue and are due in the office no later than 12:00 p.m. on Wednesday, February 4, 2026.

**(PLEASE DO NOT MAIL)**

### GENERAL INSTRUCTIONS FOR THE BOX HILL BOARD OF DIRECTORS APPLICATION

1. Nominee: Complete sections A through D.
2. Complete section E if you have participated in other community activities, committees, etc. If you have not, then mark "NONE."
3. Section F is a brief statement on why you want voters to consider you for the Board, i.e., qualifications, "campaign promises," etc.
4. SIGN YOUR STATEMENT - any unsigned application will be invalid.
5. Section G. Each application is to have the **signed** endorsement of at least five other Association members. **(Printed Names Will Not Be Accepted). All signatories must be current on their assessments and have no violations.**
6. Mail the completed application to:  
B.H.C.S.A.  
2920 STRATHAVEN LANE  
ABINGDON, MD 21009