

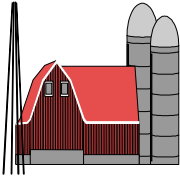
2025 NOVEMBER BARNSTORMER

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, December 18th @ 7:00 p.m.

Design Review Board

- Monday, November 17th @ 6:00 p.m.
- Monday, December 15th @ 6:00 p.m.
- Monday, January 19th @ 6:00 p.m.

Inside...

2026 Proposed General Budget

2026 Proposed Townhouse Budget

2026 Proposed Mitchell Drive Budget

Children's Cookie with Santa

Holiday House Decorating Contest

Administrative Resolution No. 30

UPCOMING OFFICE DAYS CLOSED

November 14, 26, 27, 28

December 5, 12, 23, 24, 25, 26, 31

January 1, 2

WELCOME NEW RESIDENTS

Blake Staab & Justine Bialozynski ~ Longfellow Court

Matthew Dyess ~ Shelley Court

Williams Wills & Mackenzie Smith ~ Strathaven Lane

Stamatios Stavrou & Alexandria Santos ~ Huxley Cir

Brandon Saenz ~ White Rose Court

Justin Erkoboni & Samantha ~ Sunderland Court

Michael Novak & Lorenzo Garbo ~ Mitchell Drive

Raymond Schaefer & Samantha Ramsey ~ Boxthorn

Jospeh Sollazzo & Arielle Leavy ~ Boxthorn

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

DUMPSTER DAY THANK YOU'S

Thank you to Richard Conklin, John Kleinberg and our Board of Directors who volunteered their time on Dumpster Day. All is Appreciated!!

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)

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 affected as of the 2026 Board of Directors Election.

BOX HILL COMMUNITY SERVICES ASSOCIATION, INC.

ATTEST:

Secretary

President

Date

**** The Board of Directors will vote on this Resolution at their December 18th Board meeting in the Box Hill Barn at 7:00 p.m.****

TOWNHOUSE PROPOSED 2026 BUDGET**2026**
PROPOSED 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 PROPOSED 2026 BUDGET**2026**
PROPOSED 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	\$	-
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REPAIR/MAINTENANCE:

GROUND	\$	-
LAWN	\$	156.00

TOTAL EXPENSES

\$ 156.00

2026 MITCHELL DRIVE RESERVE

\$ 1,644.00

TOTAL EXPENSES/RESERVES

\$ 1,800.00

2026 PROPOSED BUDGET**GENERAL PROPOSED 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 PROPOSED 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

Cookies With Santa



Cookies & Hot Chocolate, Music, Crafts, and Santa

20th

Dec

\$5/child

10-12pm

Register by 12/17

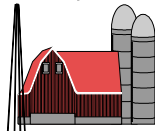
Include child's name
in message area

Venmo

@ashleybooth1018

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

Holiday House Decorating Contest

Judging will be on Sunday, December 14TH after dark.

Homes will be judged in the following categories:



Magical, Classical & Whimsical



Townhouse & Single-Family Homes

Prizes will be awarded to the winners.

