

# SPRING 2026 BARNSTORMER

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

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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...

Board of Director December 2025 Minutes

General Resolution – Clearwater Pool

General Resolution – Ortman’s Landscaping

2026 Pool Proposed Budget

Spring Eggstavanza Flyer

Emmorton Barracudas Swim Team Flyer

## Upcoming Meetings

### Board of Directors

- Thursday, June 18<sup>th</sup> @ 7:00 p.m.
- Thursday September 17<sup>th</sup> @ 7:00 p.m.
- Thursday, December 17<sup>th</sup> @ 7:00 p.m.

### Design Review Board

- Monday, April 20<sup>th</sup> @ 6:00 p.m.
- Monday, May 18<sup>th</sup> @ 6:00 p.m.
- Monday, June 15<sup>th</sup> @ 6:00 p.m.

## Committee Chairpersons

**Handyman** ~ Richard Conklin

**Social/Children & Teen** ~ Ashley Booth

**Design Review Board** ~ Andrew Phillips &

Jennifer Petrik

**Pool** ~ Shawn Sears

**Townhouse** ~ Judy Winters

**Welcome** ~ William Peck

## 2026/2027 Board Election Results

The Election Committee met on March 19<sup>th</sup>, 2026

115 Ballots Received. Results are as follows:

**Paul Kessler** ~ 204

**Lauren Broccolo** ~ 212

**Beth Lowman** ~ 208

**Sarah Walsh** ~ 200

Invalid for nonpayment: 2

Invalid for ballots incorrect: 0

Invalid for mail returns: 7

# THANK YOU

**Matthew Elliott for taking the  
time to rebuild our Playground  
Benches.**

## WELCOME NEW BOX HILL RESIDENTS

**Tyler Scruggs & Tiffany Mensh** ~ Ruskin Court

**Roryck & Kaityln Hogancamp** ~ Carlyle Court

**Chance Rollins & Tiffany Wright** ~ Browning  
Court

## MEETING ON JUNE FLOOD

**DATE:** Monday, April 6th

**WHERE:** Box Hill Barn

**TIME:** 6:30 p.m.

Meeting with the County Executive and the  
Department of Public Works to provide an  
Update on the flooding mitigation efforts  
regarding the June Flood.

## **BOX HILL OFFICE CLOSED**

**Friday, April 4th**

**Monday, May 25<sup>th</sup>**

**Friday, June 19th**



## **2026 POOL SEASON FAST APPROACHING**



Box Hill is now hiring Lifeguards and Gatekeepers

- Applicants must have an outgoing personality with strong commitment to their work.
- Must be at least 14 years of age for a Gatekeeper
- 16 years of age for Lifeguard
- Must have a positive attitude and be a team player.
- Lifeguard Certification including First and CPR required.
- Pool Operator is a plus. Salary based on qualifications.

If interested, please contact the Box Hill Office or download the Pool Employment Application on the Box Hill website

[www.boxhillnorth.org](http://www.boxhillnorth.org).

### **GENERAL RESOLUTION NO 2026-01**

#### **POOL OPERATION CONTRACT**

NOW THEREFORE, BE IT RESOLVED THAT:

The Board of Directors approves the proposal from **Clearwater Pools Inc.** located at 1301 Churchville Road, Suite D, Bel Air, MD 21014 for the total amount of \$10,000.00. The amount will be paid from the Operating Pool Budget. The Board believes Clearwater Pools, Inc. will continue to provide a great value based on years of continued work with BHCSA, Inc.

### **GENERAL RESOLUTION NO 2026-02**

#### **REPLENISHMENT OF MULCH IN PLAYGROUND AREA**

NOW THEREFORE, BE IT RESOLVED THAT:

The Board of Directors approves to pay the sum of \$2,250.00 to Ortman's Landscaping, Inc to replenish the mulch in the playground area. This sum will be allocated from the Recreation Areas budget line item in the 2026 General Budget.

**BOX HILL COMMUNITY SERVICES ASSOCIATION, INC.**  
**BOARD OF DIRECTORS MEETING MINUTES**  
**December 18th, 2025**

**BOARD OF DIRECTORS**

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

**HOA MEMBERS**

5 In Person Attendees

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

**Approval of Minutes:**

- The Board of Director Minutes for October 16, 2025 were approved.

**Treasurer's Report as of November 30, 2025**

- Copy was provided for all people attending.

**Committee Reports**

No committees were present.

- Reminder- Cookies with Santa is this Saturday 10am-12pm
- Casella drove around the neighborhood tonight with lights on their trucks.

**Old Business:**

- Conflict in Swim Team hours. Ginn White is present from the Emmorton Barracudas swim team. They will be able to work with our request not to use the whole swimming pool during their practices while the pool is open during school hours after Memorial Day. Practices will run from June 1, 2026 through July 17, 2026.
- B & M will begin work on the Mitchell Drive Stormwater Management Project after spring.

**New Business:**

- Increase in cost of HOA Book to \$75.00. Cost of printing has gone up.
- **General Resolution No. 2025-10** – LC Oven. Resolution has been read and approved by all members.
- **Administrative Resolution No. 30** – 2-year Election. Resolution has been read and approved by all members. Once a new board is elected, it takes time to get established and get projects moving, with estimates and discussions. This allows us to continue to keep moving forward with current and ongoing projects. This would begin after the new election in 2026.
- **Policy Resolution No. 173** (2026 Annual Budget). Resolution has been read and approved by all members.
- **Policy Resolution No. 174** – (2026 General Dues). Resolution has been read and approved by all members. We have looked at several things that need to be completed; new siding and roof for the Barn, updating the leisure center, newer security for the pool area
- **Policy Resolution No. 175** – (2026 T/H Dues). Resolution has been read and approved by all members. Continue with the repaving of the courts and fixing the curbs.
- **Policy Resolution No. 176** - (Mitchell Drive). Resolution has been read and approved by all members.
- Mr. Soft Ice Cream Truck. We are going to try again to get more food trucks to come to the pool. If anyone knows someone, please let the board and Ashley know

**Open Forum:**

- Resident asked if the Board has the board reached out to other new neighborhoods about flooding with the new builds? He wants the Board to be proactive about the potential of flooding caused by the construction. Resident is concerned.
- DRB asked regarding high grass. Resident will not get a violation about high grass. The county said it must be high to prevent flooding.
- Residents' son on Dumbarton's had his Christmas lights wiring cut. She wanted to know if other neighbors had issues. No concerns were reported.
- Resident want more adult and teen nights at the pool, asked about the shift times when the pool is open till midnight. Wants the pool to be open later. Made a complaint about a railing missing on a deck on Huxley for over 6 months. Referred him to DRB to make a complaint send pictures via email.

Meeting adjourned at 7:33pm

These were the minutes as recorded/written

By Beth Lowman

Approved:

Approving Signature:

Attest:

Attesting Signature:



**2026 PROPOSED POOL BUDGET****2026 PROPOSED****BUDGET ITEM - INCOME**

MISC. INCOME	\$	150.00
POOL - GUEST FEES	\$	14,000.00
POOL MEMBERSHIPS	\$	130,000.00
POOL - PARTIES	\$	3,000.00
POOL - REFUNDS	\$	-
POOL - PAVILION RENTALS	\$	350.00
POOL - CONCESSION	\$	3,650.00
POOL - SOCIAL EVENTS	\$	1,500.00
POOL - EMMORTON SWIM TEAM	\$	2,000.00
	\$	154,650.00

**EXPENSE****GENERAL FUND SUPPORT TO POOL**

4TH OF JULY	\$	600.00
BANK FEES	\$	-
MISC. OTHER	\$	3,000.00
POOL MEMBERSHIP POSTAGE	\$	500.00
POOL MEMBERSHIP PRINTING	\$	800.00
<b><u>PROFESSIONAL FEES</u></b>		
POOL MANAGEMENT COMP	\$	10,000.00
POOL SOFTWARE	\$	1,500.00

**REPAIR/MAINTENANCE**

COMPLIANCE REPAIR		
COMPUTER WORK	\$	850.00
CONCESSION	\$	3,000.00
MISC. EQUIPMENT	\$	1,500.00
JANITORIAL	\$	600.00
BUILDING STRUCTURE	\$	2,500.00
GROUNDS	\$	100.00
LAWN	\$	3,500.00
POOL PERMIT	\$	400.00
POOL EQUIPMENT	\$	4,500.00
POOL STRUCTURE	\$	4,000.00

SOCIAL EVENTS	\$	-
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**SUPPLIES**

OFFICE SUPPLIES	\$	1,000.00
POOL CHEMICAL SUPPLIES	\$	10,000.00
POOL SUPPLIES	\$	-

**TAXES**

FEDERAL PAYROLL TAXES	\$	6,000.00
FED UNEMPLOYMENT TAXES	\$	500.00
STATE UNEMPLOYMENT TAXES	\$	300.00

**UTILITIES**

ELECTRICITY	\$	7,000.00
OFFICE LANDLINE TELEPHONE	\$	500.00
WATER	\$	8,000.00






WAGES	\$	84,000.00
	\$	154,650.00

# JOIN THE EMMORTON BARRACUDAS SWIM TEAM!

Make a splash this season with the Barracudas!

Whether you're new to swimming or looking to sharpen your skills, our team is the perfect place for fun, fitness, and friendship.

## Why Join the Barracudas?



-  All skill levels welcome
-  Experienced, supportive coaches
-  Build confidence and teamwork
-  Fun meets and team events
-  Great way to stay active all summer



## Who Can Join?

Swimmers ages 5-18



## Season Details:

-  Practices begin: June 1st
-  Location: Practice at Box Hill Community Pool

For practice information and times, please see our website.

## Registration Information:

Sign up today!

-  Email: [emmortonbarracudas@gmail.com](mailto:emmortonbarracudas@gmail.com)
-  Website: [Swim - Emmorton Recreation](#) or scan the QR code!



**Come swim with the Emmorton Barracudas this summer!** 

MUSIC  
♪

BOX HILL NORTH'S

SPECIAL  
GUEST

# SPRING EGGSTRAVAGANZA

AT THE BARN/PLAYGROUND

APRIL 4TH, 2026

VOLUNTEERS  
NEEDED

DONATIONS  
APPRECIATED

10AM-12PM

\*EGG HUNT WILL BEGIN PROMPTLY AT 10:15\*

\$5/PER CHILD

VENMO @ASHLEYBOOTH1018

(USE FRIENDS & FAMILY)

PLEASE INCLUDE CHILD'S NAME

REGISTRATION VIA CASH,  
PLEASE DELIVER TO THE OFFICE

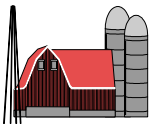
RECYCLE  
THE EGGS  
IN DESIGNATED BIN

DON'T FORGET  
YOUR BASKET!

BE  
RESPECTFUL

HAVE FUN!

HAPPY EASTER!!



*The Barnstormer*

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

**PRESORTED STANDARD**

**U.S. POSTAGE**

**PAID**

**BEL AIR, MD 21014**

**PERMIT 1009**

*RETURN SERVICE REQUESTED*

## **SPRING YARD SALE**



**SATURDAY, MAY, 2<sup>ND</sup>  
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.***