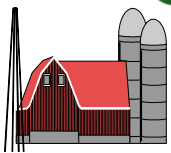


SUMMER 2026 BARNSTORMER



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 – Treasurer
Beth Lowman – Secretary

Inside...

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Page 3 - 2026 Approved Pool Budget
Page 4,5 - Board of Director March 19, 2026, Minutes
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Upcoming Meetings

Board of Directors

- Thursday September 17th @ 7:00 p.m.
- Thursday, December 17th @ 7:00 p.m.

Design Review Board

- Monday, July 27th @ 6:00 p.m.
- Monday, August 17th @ 6:00 p.m.
- Monday, September 21st @ 6 p.m.

Committee Chairpersons

Handyman ~ Richard Conklin
Social/Children & Teen ~ Ashley Booth
Design Review Board ~ Curt Huddler
Pool ~ Shawn Sears
Townhouse ~ Judy Winters
Welcome ~ Open

WELCOME NEW BOX HILL RESIDENTS

Jacob & Grace Kirkendall ~ Harrogate Way
Uzma Aleena & Khizar Hayat ~ Shelley Court
Hongxum Ma & Xuewei Wang ~ Brightwater Lane
Meagan Baker ~ Strathaven Lane
Tyler & Gillian Christiansen ~ Haddington Court
Nyah Bonhomme & Clayton McKinzie ~ Alconbury Court
Abdeljalil Elalouani ~ Huxley Circle
Stephen & Flora Larsh ~ Hastings Court
Ryan & Madison – Meredith Court

4th of JULY AT THE BOX HILL POOL

- GAMES
- PRIZES
- \$20.00 FEE FOR ALL NON-MEMBER GUESTS
- 11:00 A.M. ~ 6:00 P.M.



1. Please do not park on common grounds during pool season or in front of mailboxes.
2. Do not block all handicap access ramps in the Box Hill Parking Lot.
3. As a reminder no motorized vehicles are permitted on common grounds.

BOX HILL OFFICE CLOSED

Friday, July 3rd
Monday, July 6th



**CONGRATULATION GRADUATES!
GOOD LUCK ON YOUR NEW BEGINNINGS.**



**LAST MONTH BOX HILL STOCKED OUR LAURENTUM PARKWAY POND WITH
FATHEAD MINNOWS, BLUEGILL SUNFISH, CHANNEL CATFISH AND
LARGEMOUTH BASS.**

**MITCHELL DRIVE STORMWATER MANAGEMENT POND WORK
HAS NOW BEEN COMPLETED.**

**ANYONE WHO WOULD LIKE TO ADVERTISE IN THE
BARNSTORMER THE FOLLOWING ARE THE PRICES:
1/4 Page ~ \$35.00, 1/2 Page ~ \$70.00, Full Page ~ \$105.00,
Business Card ~ \$30.00**

Call the Box Hill Office for more information.

2026 APPROVED POOL BUDGET

BUDGET ITEM - INCOME

2026 PROPOSED

| | | |
|---------------------------|----|------------|
| 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 |
| <u>PROFESSIONAL FEES</u> | | |
| 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 | \$ | - |
|---------------|----|---|

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 |

BOX HILL COMMUNITY SERVICES ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING MINUTES
March 19, 2026

BOARD OF DIRECTORS

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

HOA MEMBERS

2 In Person Attendees

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

Approval of Minutes:

- The Board of Director Minutes for December 2025 were approved by all members.

Treasurer's Report as of February 28, 2026

- Copy was provided for all people attending.

Committee Reports

No committees were present.

- Children's Committee ~ 19 Kids Registered for Spring Eggstavanza

Old Business:

- Swim Team for 2026 ~ Contract has been signed. The Board is very excited to welcome them back. Registration is Open.
- B & M will begin work on the Mitchell Drive Stormwater Management Project after spring.

New Business:

- Yard Sale – Date set for Saturday, May 2, 2026
- General Resolution No. 2026-01 – Clearwater Pool Contract. Board approved and signed the contract.
- Spring Easter Festival – April 4th
- Working on updating Pool Information for mailing. The office will be using Join It again this year to manage memberships. Will utilize blast emails to communicate closures.
- Harford County and the Community will meet to discuss the June flooding, potentially April 6th of April 13th.
- General Resolution No. 2026-02 – Ortman's Landscaping. Replace mulch in playground area. Board approved and signed the contract.
- Thank you Officer Elliott for replacing our playground benches.
- Election Results:
 - Lauren Broccolo – 212 votes
 - Beth Lowman – 208 votes
 - Paul Kessler – 204 votes
 - Sarah Walsh – 200 votes

Open Forum:

- A Resident had concerns regarding a box truck that is still parked on Hastings Court, overnight. Violation has been sent. Design Review Board has reviewed the complaint. It is still parked on the court, not in his driveway. There is a home daycare also on this court. There are concerns about children's safety. The Board will meet with the Design Review Board to discuss this further.

Meeting adjourned at 7:32pm

These were the minutes as recorded/written

By Beth Lowman

Approved:

Approving Signature:

Attest:

Attesting Signature:

BOX HILL NORTH POOL

SUMMER EVENTS

MEMBERS: FREE GUESTS: \$10

June 26

FAMILY FUN NIGHT

*Open until 10pm

Join us for board
games! Borrow
ours or bring
your own

July 3

SIP & DIP (18 and older)

*Open until 11pm

July 17

SIP & DIP (18 and older)

*Open until 11pm

July 31

SUMMERWEEN PARTY

*Open until 10pm

DIY A
COSTUME!

August 14

SIP & DIP (18 and older)

*Open until 11pm

August 28

FAMILY FUN NIGHT

*Open until 10pm

Join us for board
games! Borrow
ours or bring
your own

**NO UNDERAGE DRINKING.
PLEASE DRINK RESPONSIBLY.**



BOX HILL COMMUNITY SERVICES ASSOCIATION, INC.
2920 STRATHAVEN LANE
ABINGDON, MD 21009

HOA Complaint Submission Form

Complaint Information from Box Hill Resident: Your identity will not be disclosed to the homeowner/resident underneath their information.

- First and Last Name: _____
- Property Address: _____
- Phone Number: _____
- Email Address: _____

Complaint Details

- Date of Incident: _____
- Time of Incident (if applicable): _____
- Location of Issue (if different from your address): _____

Type of Complaint (check one)

- Property Maintenance Noise Disturbance Parking Violation Landscaping Issue
 Architectural Violation Common Area Concern Safety Issue
 Other: _____

Description of Complaint

(Please provide as much detail as possible, including what occurred, who was involved, and any prior attempts to resolve the issue.)

Relevant HOA Bylaw or Rule (if known)

Supporting Evidence (optional)

- Photos Videos Documents
 Other: _____

Have you discussed this issue with the involved party? Yes No

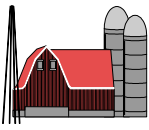
If yes, please describe the outcome: _____

Preferred Resolution / Requested Action

Acknowledgment

I certify that the information provided is accurate to the best of my knowledge. I understand that submission of this complaint does not guarantee enforcement action and that the HOA Board will review all submissions in accordance with governing documents.

Signature: _____ Date: _____



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

BOX HILL COMMUNITY SERVICES ASSOCIATION, INC.

POLICY RESOLUTION NO. 177

THE 2026 POOL 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 pool budget as its financial plan for fiscal year 2026.

AND BE IT FURTHER RESOLVED THAT:

1. The President is hereby authorized to implement the pool 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 expenditures 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.