

# **Carrolltowne Association, Inc.**

## **MEETING MINUTES**

May 3, 2011 at 7:00 p.m.  
Carroll County Public Library—Eldersburg Branch

Meeting called to order at 7:05 p.m. Present were Kathy Russenberger, Nancy Vehslage, Jon Michael, Julio Pineda and Marie Torosino.

Those present were provided with a draft of the meeting minutes of April 5, 2011. Motion made by Kathy R. to approve the minutes, seconded by Nancy V. and the motion carried by unanimous vote.

Jon M. attended the Freedom Area Citizens Council (FACC) meeting in April. Delegate Susan Krebs was the speaker. Mr. Michael briefed the Board on the various topics that were discussed at the meeting such as the State budget and various legislative bills. FACC will be sponsoring a Family Night Out at the Carrolltowne Mall on August 2 from 6 to 9 p.m.

Question asked if anything was mentioned at the FACC meeting concerning the carnival that was held in the Carrolltowne mall parking lot. Jon M. said it was not discussed. The Board felt that it should make a statement to the mall owners, Black Oak & Co., that the rear mall parking lot was not an appropriate location considering the close vicinity of the houses and elementary school.

Julio P. distributed the draft welcome letter for review. The welcome letter along with the booklet about Carrolltowne will continue to be provided to new homeowners in neighborhood.

The Easter Egg Hunt went well and approximately 20 children participated. Details regarding the Easter Egg Hunt were posted on the website and on signs at the entrances to the neighborhood. It was suggested that next year possibly more prizes and less candy be distributed. The expense for the Easter Egg Hunt was \$119.83 and disbursement of funds was approved by the Board.

Kathy R. mentioned that one of the employees of the contracted lawn mowing service was hurt while mowing on the Association property. The company has insurance and a question was raised as to whether the Association should contact its insurance company. The Board will wait until it hears anything further.

Motion made by Kathy R. to purchase mulch for the Andylin playground area. Estimates were obtained and the cost is the same as last time. Motion seconded by Nancy V. and motioned carried.

An ad will run in the Friday and Saturday editions of the Carroll County Times regarding the May 14 community yard sale.

The letter to the homeowner on Gemini Drive that underwent the extensive renovation requesting that the non-construction items on the front lawn be relocated to their appropriate locations was reviewed and will be mailed.

A spring/summer newsletter will be prepared and posted on the website. Subjects will include spring yard clean up and dumpsters. Also, it will mention Area Refuse, a local trash company, who would offer residents discount incentives if they are interested in obtaining their services. The company would need a majority of the homes to sign up to provide the discounts.

On May 21 the two dumpsters for yard waste will have to be monitored. Homeowners will need to show identification that they are Carrolltowne residents and will also have to be up-to-date on their HOA fees. Dumpsters will be available from 9 a.m. to 1 p.m.

The contracted tree company will be coming next Monday to clear out the dead wood in the common area.

Nancy V. spoke to the Association lawyer regarding the encroachment issue on the Andylin open space. After discussion, it was decided to have further conversations with the lawyer to find out what the Association's options are, even if it is a letter to those involved to acknowledge that the Association is aware of the encroachment.

Nancy V. noted that a third assessment notice was sent to homeowners with outstanding assessments. There are currently 15 assessments past due. A lien will be placed on the three properties whose assessments notices were returned as "unable to forward". They will be given to the Association lawyer for handling. The lawyer will also pursue judgments on the unpaid assessments.

The cost for snow removal this year was \$90. Kathy R. motioned that payment be made to Randy Vehslage who provided the service. Motion seconded by Jon M. and motion passed.

Motion made to pay CNA Insurance \$126 for renewal of the \$10,000 surety bond. Motion seconded by Jon M. and motion passed.

The next Board meeting will be on Tuesday, June 7 at 7 p.m. at Carrolltowne Library. There being no further business, the meeting was adjourned at 8:15 p.m.

Respectfully submitted,

Marie A. Torosino  
Recording Secretary