

Harbor Walk Townhouse Association

P.O. Box 13262, Baltimore, MD 21203-3262

www.theotterbein.org

Report to the Membership: December 2010

Major Accomplishments:

- Architectural Review Committee – responded to dozens of inquiries for information on maintenance and architectural issues; conducted annual survey of properties in November and will notify homeowners of needed maintenance in order to comply with ARC guidelines; reviewed seven applications and recommended seven to Board for home improvement projects.
- Board continued to assess and quantify the needs and expenditures of the Association to better manage the long term repair and/or replacement costs of common area property in Harbor Walk
- Landscape Committee – Using funds from the \$5,000 grant from the Baltimore Community Foundation, Committee members, with the help of other community volunteers, replanted the beds on the sides of 15 and 16 W. Lee Street and installed low iron fencing at the corner gardens in Hanover Square and the garden at the corner of S. Charles and W. Hughes Streets; also, using grant funds from the Community Foundation, all of the front street (City) trees in Harbor Walk were fertilized; replaced dead Crabapple trees on West Hill Street and a dead Willow Oak in the Conway Street parking lot; had the holly trees on the south side of 518 S. Hanover Street pruned and shaped; secured commitment from Baltimore City Department of Transportation to replace benches in Hanover Square; and negotiated a lower cost for the Community Maintenance contract for 2011 without sacrificing the level of services to be received by the community.
- Facilities – maintenance of light timer in Hughes Street parking lot; repair of No Parking signs and replacement of sturdier posts at Hughes Street lot; investigated the cost of a mirror and rumble strips behind the 600 block of S. Hanover
- Community Issues – monthly representation and report to the Board on the Indy Race city's Community Impact Group; established website for residents in order to respond queries about the race; repair (by Harbor Way East) of HWE gates on HWTA property adjacent to W. Lee Street property; contact with Transamerica Ambulance company regarding use of alley behind 600 block of S. Hanover
- Web Master – updated web site monthly with newsletter and Board agenda; continued to add to list of resident-recommended trades people
- Social – two Association events held: June - Otterbein Pool picnic; December Annual Meeting
- Welcoming – four new owners and several tenants were greeted with welcome letter and resident directory; residents encouraged to meet new neighbors and assist with neighborhood information
- Several Board members and residents accompanied the Mayor, Police Commissioner, Southern District Police Acting Commander and other stakeholders in a Citizens on Patrol walk through the community; increase in communication with Southern District Command
- Nominating Committee created a more formal process which seeks to identify the best qualified candidates for the Board positions vacated each year
- The HWTA financial records were audited and found to be in order.

- HWTA Board met monthly (except August) to conduct Association business and followed the by-law provisions by approving the 2011 budget and sending the Annual Assessment billing in November.
- 98% compliance with 2010 Annual Assessments; legally pursuing two homeowners who have not paid assessments
- **These accomplishments would not be possible without the dedicated work of these community volunteers:**
 - Architectural Review Committee: Bob Muir (Chair), Frank Brewer, Steve Harper, Dennis Woytowich
 - Facilities Coordinator: Bill Rose
 - Landscape Committee: John Geist (Chair), Russ Causey, Carol Geist, David Kirby, Anne Riley, Emma Stokes, Patricia Straube
 - Garden Planters: Russ Causey, Martha Connelly, Carol Geist, John Geist, Kathleen Keane, John Keane, Randy Kuning, David Robertson, Emma Stokes, Patricia Straube
 - Garden and Tree Caretakers: Tom Alascio, Russ Causey, Steve Harper, Jeff Hartman, John Keane, Randy Kuning, Larry Musher, Anne Riley, Bill Rose, Patricia Straube
 - Tree Steward and Grant Writer: David Kirby
 - Happenings: Rosemary Muir (Editor); Distributors: Du Man Chung, Mike Natchuras, Nancy Notaro, Jenna Notaro, Bonnie King Rose, Emma Stokes, Kwang Sun
 - Parking Permit Registration: John Geist, John Keane, Rosemary Muir
 - Social Committee: Nancy Notaro (Chair), Scott Banker, Bruce Shapiro
 - Web Master: Bill Jacob
 - Welcome Coordinator: Emma Stokes (Lead)
 - Indy Race Community Impact Group representative: Bob Muir
 - Annual Meeting packet - collating, filling, stamping: Ashley Gavidia, Nestor Gavidia, Bob Muir

And a special thank you to Gracie Musher, treasurer; John Geist , Vice President; and the Board of Directors, who have given unselfishly of their time and energy to our community: Nancy Notaro, David Robertson, Bill Rose, Bruce Shapiro (Secretary), Lori von Coelln, and Rosemary Muir (President).

Plans for 2011

- Continue to work closely with and have active participation in the Indy Race Neighborhood Impact Group regarding the race's effect on our neighborhood and the use of mitigation funds
- Work with the Baltimore City Department of Transportation with the Light St/Key Highway roundabout and the directional change of Hughes Street
- Begin process with the city regarding repaving of the S. Hanover and W. Barre Street intersection
- Continue with three year cycle of tree replacement/refurbishment
- Develop and distribute new Resident Directory
- Upgrade lighting on sidewalk of 400 block S. Hanover St.