

# HarborWalk *Happenings*

**Bulletin of the Harbor Walk Townhouse Association**

**June 2010**

Visit our web site [www.theotterbein.org](http://www.theotterbein.org) for all kinds of information about Harbor Walk

Otterbein Swim Club  
The place to be  
June 18, a Friday  
Food and drinks are free

Join neighbors and friends  
From 6:30-9  
Bringing something good to share  
Would be diving!

Stop by to greet summer, new neighbors and old friends at HWTA's annual picnic/cook-out. Please **RSVP** to **Nancy Notaro** ([nancy.notaro1@verizon.net](mailto:nancy.notaro1@verizon.net)) by **June 15** if you plan to attend. We want to ensure that there are libations and food for all. If you'd like, please bring an appetizer, salad or dessert to share. Hope to see you there.

## **Board Highlights**

The Board held its monthly meeting on May 12. The following items were addressed:

- ARC recommended and Board approved replacement of rear windows of home in 600 block S. Hanover
- Lori attended the annual Stadium Authority meeting with other neighborhood representatives. Issues addressed were loud and late music during some events as well as abundance of trash after events. Lori was given a list of events and dates and these will be posted each month in *Happenings*
- Gracie and John presented financial audit results. See attached copy of balance sheet and article below
- Board approved 5-1 to support Baltimore's bid and contract signing for an Indy style auto race to be held here in August 2011. More information in July issue of *Happenings*
- Rosemary expressed concerns with the erosion of the cobblestone cement in Welcome Alley and behind the homes in the 500 block of S. Hanover. She is working with Ron Solomon of the OCA to find a solution.

## **Green Thoughts in Harbor Walk**

John Geist

**Community Garden Improvements:** With funds from the Baltimore Community Foundation grant, landscape volunteers Patricia and Barry Straube have replanted a portion of the garden at Charles and Hughes Streets and added a low fence to set off the plantings. A similar fence has been (or soon will be) installed by volunteers at the corner gardens in Hanover Square. The last funds from the Community Foundation grant were used to fertilize all of the 79 trees on the streets in front of Harbor Walk homes.

**Happy with Your Planters?** If the planters in front/side of your home or your back yard area need some trimming for aesthetics or security, a HWTA Landscape Committee member (Emma Stokes – 410-685-6435) is willing and able to assist you in finding help. Why not give Emma a call?

## Finances

Dave Robertson

Many homeowner associations across the country have been crippled by the weakness in the housing market, but HWTA has weathered the economy in extremely good stead. Our recent audit shows that revenues increased from \$28,565 in 2008 to \$37,324 in 2009 with a surplus over expenses in both years. In addition, total assets increased from \$25,722 in 2008 to \$37,482 in 2009. These increases result from a combination of small increases in the annual assessment, the Association's success in attracting grants to cover specific landscape projects and diligence in obtaining competitive bids for services.

If you remember, your Board of Directors embarked on a financial plan about three years ago which involved gradually increasing annual assessments in order to meet liabilities arising from the aging of our neighborhood. While we have been able to improve the financial condition of the Association, and avoid issuing any special assessments, our work is not done. As of the end of 2009, our reserve fund was still only large enough to cover 18% of our expected liabilities. The funded status is expected to improve considerably over the next few years so long as the Association can implement some additional assessment increases and continues to exercise prudent financial management. This latest audit confirms that prudent financial management has substantially improved the financial condition of the association. As a result, we have also been able to avoid issuing any special assessments and hope to continue that policy in the future.

## Bits and Pieces

- Expect many lacrosse fans over Memorial Day week-end for the NCAA semi and final games.
- Have you tried our local Farmers' Market? Saturdays, 9am-1pm at the Baltimore Sailing Club, Key Highway.
- Free concerts at Harbor Place have begun. Each Saturday and Sunday at 8pm there are musical performances
- Honfest on 34<sup>th</sup> Street (The Avenue) takes place June 12 & 13. It's everything "Bawlmere, hon!"
- The African American Heritage Festival will celebrate its 9<sup>th</sup> year at M&T Bank Stadium on June 18-20
- Got kids? Bob the Builder – Project: Build It opens at Port Discovery on June 19.
- For more information on any of these events go to [www.Baltimore.org](http://www.Baltimore.org)

## Housekeeping Items

Before beginning any exterior repairs or alterations to your home, please check with the Architectural Review Committee regarding the need for Association approval. You may also need permits from the city and, if you are an Otterbein Association member, from the OCA as well. Contact Bob Muir, ARC coordinator, at [archwta@aol.com](mailto:archwta@aol.com).

**Trash:** Every Wednesday morning. Solid, lidded containers only. **Recycling:** Every Friday morning. Consolidated pickup of bottles, cans and paper in covered container (no plastic bags). **Bulk Trash Pickup:** First Tuesday of each month (next June 1) at your regular pickup point. You must call 311 (city services) three days in advance to request a pickup. **Removing:** Residents in the lots off Conway or Hughes Street and behind the west side of the 600 block of South Hanover Street who find cars illegally parked in their space may call Greenwood Towing at 410-669-1661. You must provide the code G-2288. There is no charge to residents for this service.

## Harbor Walk Townhouse Association Contacts

President: Rosemary Muir, (410)547-9077, [rmuir50@aol.com](mailto:rmuir50@aol.com); Vice-President: John Geist, (410)659-4162; Secretary: Bruce Shapiro (410)783-7960, [bss2033@yahoo.com](mailto:bss2033@yahoo.com); Treasurer: Gracie Musher, (410)539-6852.

At-large Board Members: Nancy Notaro, (410)752-0418; Lori Pearson von Coelln, (443)449-5809, [lorigpearson@hotmail.com](mailto:lorigpearson@hotmail.com); David Robertson (410)783-7578; Bill Rose, (410)727-2379.

**Coordinators** – Architecture: Bob Muir (410)547-9077, [archwta@aol.com](mailto:archwta@aol.com); Newsletter and List Serve: Rosemary Muir; Community Relations: Chair needed; Facilities: Bill Rose; Landscaping: John Geist; Social: Nancy Notaro; Webmaster: Bill Jacob, [wjacob@verizon.net](mailto:wjacob@verizon.net), (410)727-3390; Welcome: Emma Stokes, (410)685-6435 [emma.stokes@verizon.net](mailto:emma.stokes@verizon.net).

**Next Board Meeting:** Wednesday, June 9, 7 p.m., University Specialty Hospital, 611 S. Charles Street. All welcome.

**Website:** [www.theotterbein.org](http://www.theotterbein.org)