

Harbor Walk Townhouse Association (HWTa)

Essential Information

October 2024

This summary is for all residents, homeowners and tenants, in the 99 homes in Harbor Walk. Keep it handy. See the Local Online Resources below to stay up on what's happening in our neighborhood, Otterbein, and the South Baltimore peninsula.

- Find us on the internet at www.theotterbein.org. Click the 'Harbor Walk' link to find lots of useful information about HWTa, the Bylaws & Declaration, recommended contractors, etc.
- HWTa sends emails to residents in the Resident Directory to alert you about street closures, changes to trash pickup, safety alerts, and invitations to HWTa Board meetings.
- All homeowners and tenants must keep the exteriors of their homes, including landscaping, in good repair. Homeowners agreed to comply with the HWTa architectural covenants to help preserve the attractiveness and safety of our community.
- Many exterior changes to homes require review by and approval of the Architectural Committee and Board of Directors, prior to beginning work. Review the Architectural Guidelines at www.theotterbein.org, Harbor Walk link. The Guidelines were updated in 2021, so make sure you are using the current edition. To discuss your proposed changes, contact the Architecture Review Committee at arc-hwta@theotterbein.org.
- The HWTa is managed by a volunteer Board, which meets via Zoom at 7:15 pm on the second Wednesday of January, March, May, July, September, and October. All residents in the Directory receive email invitations to Board meetings.
- The Annual Membership Meeting is in early December and is held in person at the Christ Lutheran Church and via Zoom. The following year's budget is posted on the HWTa website in early October for comment. It is voted on by the Board on 2nd Wednesday of October. Homeowners receive the Annual Meeting packet in November to vote for new Board members.
- At any time, feel free to contact any Board member with questions or concerns. The current Board members and Treasurer are:

Jordan Cohen, President	president-hwta@theotterbein.org
Kelly Gleason, Vice President	vp-hwta@theotterbein.org
Anne Riley, Secretary	secretary-hwta@theotterbein.org
Nate Anderson, Member at Large	nate-a@theotterbein.org
Migena Dilolli	migena-d@theotterbein.org

Please consider serving on the Board as many of your neighbors have done or still do. Just let someone on the Board know of your interest. You'll find being a Board member an important, manageable, and satisfying way to be a part of the community.

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The vibrancy of our community and the effectiveness of our HWTA Board depends on the active participation of homeowners and residents. Each autumn, we solicit new Board members. A Nomination Committee recommends candidates, and homeowners vote via email prior to the December Annual Meeting.

Much Association management is done by committees, which are often looking for new members. If you have questions or want to pitch in, please contact the Committee coordinator:

Architectural Review Committee	Jerry Skene	arc-hwta@theotterbein.org
Facilities Coordinator	Nate Anderson	facilities-hwta@theotterbein.org
Landscape Committee	Nate Archer	landscape-hwta@theotterbein.org
Social & Welcoming Committee Coordinators	Sherri Levin	social-hwta@theotterbein.org
Webmaster	Jerry Skene	webmaster@theotterbein.org

Local Online Resources:

For timely alerts and neighborhood information, subscribe to and request updates from <https://nextdoor.com> and <https://www.facebook.com/groups/TheOtterbein>. The free on-line news site at <http://www.southbmore.com> contains information about South Baltimore.

Illegally parked cars in HWTA parking lots:

Residents in the lots off Conway or Hughes Streets and behind the west side of the 600 block of S. Hanover Street who find cars illegally parked in their space may call The AUTOBARN (410) 362-0117. There is no charge to residents for this service. It is extremely expensive for the car owner, so an initial effort to have it moved is not unreasonable. Please contact the HOA president after requesting a tow to keep the HTWA in the loop.

All things trash

Trash pickup is Wednesday morning and recycling pickup is every other Friday.

The City provides the green trash cans with attached lids and blue recycling containers with lids. Call 311 to obtain either/both. Give street & email address – you'll get a form, send it back and they'll deliver the trash can or recycle container to you – they are free.

Trash: Please put out proper containers (no exposed bags) no earlier than Tuesday night and return your container to its place on your property or behind your home by Wednesday night.

Recycle: Use the lidded recycle container to keep materials from blowing away. You can use paper bags and cardboard boxes, but NO plastic bags for (or in) recycled stuff.

Bulk pickup: (furniture, etc.) Call 311 for pickup, get on the schedule for a Friday in the month. Don't forget to thank the hard-working DPW trash collectors – they help keep our neighborhood clean and safe and have had a particularly hard time with covid over the past few years.

Need City services? First step is to call 311 or go to website <https://311services.baltimorecity.gov/>

Often useful to attach a picture of the problem for the City workers. Retain the incident #. You'll need to remind them again, but if you remind them, the City typically fixes the problems.

Lighting: HWTa helps maintain lighting in Hanover Square and HWTa parking lots; report outages to the Facilities Coordinator. Street and alley lighting is the responsibility of Baltimore City. Alert them at 311.

Trees: The HWTa Landscape Committee maintains trees located behind residents' homes. Baltimore City maintains trees located in front of HWTa homes. Report dead limbs and other tree issues to the Landscape Committee Chair or to the City at 311, as appropriate.

HWTa Resident Directory: The Directory is updated and distributed in paper format only each February. To update your contact information, email the Webmaster or President.

If you have new neighbors, let them know to contact the Social/Welcoming coordinator who will give them a nice welcome. Welcoming new neighbors and maintaining the Resident Directory help us all enjoy this friendly urban neighborhood!