

**Cross Keys Condo I Quarterly Meeting
August 16, 2021 6:30-8:00PM**

Board members: Sarah Taylor, Marjorie Goodman, Judi Devlin, Brian Devlin, Deborah Saunders, Gail Mandell, Maria Escorcio Ymayo

Management: Mike Grier

Community Residents: 27

Action items/next steps:

Agenda:

Approve minutes from last meeting

Introduce Brian and Judi Devlin, new board members from Palmer Green

President's Report: Sarah Taylor

- **Morgan University:** is leasing the hotel for one semester at a cost of 1M while dorms on campus are completed
- **Roof project:** is projected to be completed by Spring 2022.
- **Concrete repairs:** hazardous walkways, sidewalks and curbs are being repaired. Sarah, John Braun and Mike Grier did an assessment of sidewalks and curbs in each court. We will try to match the predominant sidewalk materials currently in place. Palmer Green will have a curb cut for wheelchair access, which we will be adding to each court.

- **Wildlife:** There have been rat, fox, and groundhog sightings since construction began in The Village and we disrupted the animal's natural habitat. We will probably have to coexist while construction takes place, but can help the situation by following common courtesies: clean up after BBQ's; either remove your bird feeder or feed them shelled bird food to avoid mess and attract mice; keep your backyard and front patios clean and without clutter; pick up after pets.
- **Upcoming projects:** fencing and water heaters

Management Report: Mike Grier

Recent maintenance:

- Street lights
- Fences

- Roof soffits

Recommendations:

- Security: keep vehicles locked at all times
- We expect an insurance increase for next year
- Water heater was replaced at Bolton Green

Treasures Report: Gail Mandell

- Operating account: \$106,374
- Reserve account: \$450,095
- Total assets of: \$556,469

Social Committee: Deborah Saunders

Community Outreach:

1. We sponsored a Summer Food Drive to benefit the Maryland Food Bank. We collected 284 lbs. of food and \$140 in checks. Deborah had a meeting with the director of MFB recently, and they are most grateful for our contributions. We are now on board for semi-annual contributions – one just before Thanksgiving and one in the early summertime.
2. We will be collecting school supplies to benefit Pimlico Elementary. Drop-offs to the neighbor in your court who has volunteered their porches can occur Saturday, Sunday, or before noon on Monday, after which we will deliver the school supplies to Pimlico (an email was sent about this).

Welcoming Committee:

1. We have recently welcomed Dean Routson who has moved in to 52 Bouton
2. In September we will be welcoming Kate Kenney at 32 Palmer Green and Betsy and Nevett Steele at 46 Olmsted
3. As welcoming gifts to the new residents we are offering a card and the book "Two Villages"

Party Committee:

1. On July 27th we co-sponsored a very successful Ice Cream Social with Dunn's Grove. 75 residents from both communities attended. Ice Cream was catered by the Charmery in Hampden. There were many requests that we make this an annual event.
2. Rod Petrick has presented an interesting idea: "Grill on the Green" ... we will ask several households whose homes face the Green to move their grills out to the end of their yards and grill foods like hot dogs, burgers etc. for about ½ dozen people each. We will set a common table in the middle of the Green and all others can contribute side dishes and drinks. And there will be a prize for Best Griller of the Day! (After Labor Day...

after mosquitoes migrate south for the winter)

3. We continue our happy hours on the Green on the last Sunday of every month.
4. Peter Dubeau has a friend, Kathy Hudson, who conducts tours of the Roland Park Trails, who has agreed to do a private tour for us in the later part of October.

Thanks to committee Members: Peg McKibbin, Peter Dubeau, Babs Bierman, and Ann Carneal. None of this would be possible without them!

Landscape Committee: Sally Wingo

Chapel Valley -- coordinated routine maintenance with Chapel Valley

And in addition they:

- Netted 23 small trees before the Cicadas infestation and removed after.
- Replanted shrubs and evergreens above new Palmer retaining wall.
- Spruced up Hamlet Hill Road Pet Station, and bare area under Purple Leaf Plum tree on Cross Keys Rd
- Removed 2 trees behind Bouton damaged by fallen large tree

Greenparenting –We had a very successful fundraising effort raising just over \$3000 to landscape the new Condo1 and 4 court entry signs which Greenfields designed and planted with perennials.

A special thanks to adjacent neighbors who have volunteered to water this summer.

Bouton Green north hillside --transplanted some overgrowth from other common areas and purchased and planted 20 small low spreading hollies on the hillside to help reduce run-off from Roland Mews property.

Carroll Tree – Based on Carroll's annual survey of our trees' health they: removed two large dying trees from the Green and pruned 4 mature trees pruned of dead limbs, especially some hanging over parking areas.

TreeBaltimore -- The Committee has 23 free saplings for October delivery We have plotted locations throughout the community to replace dead ones, to help mark property lines, and to help problem drainage areas.

Recommendation Report:

We will need neighbors to volunteer to water.

Tree Inventory – Rod Petrick completed a survey of ALL the trees throughout Condo1 and categorized specific trees to be removed, pruned, or treated.

Carroll Tree – Based on Carroll's annual survey of our trees' health they have: removed two large dying trees from the Green and pruned 4 mature trees of dead limbs, especially some hanging over parking areas.

Recommendation Report:

We will need neighbors to volunteer to water.

Property Line Survey – Mike Grier, with Rod's assistance, used surveyor documents to mark Condo1's property lines, to establish Dunns Grove, Roland Mews and Condo 1's boundaries.

This will help us working with our two neighbors to address future landscaping and storm water management issues.

Please Do Not Remove any yellow stakes or markings along our northern hillsides.

We look forward to working on several small projects and ideas this fall:

- Planting the 23 new free trees from Tree Baltimore
- Getting estimates on a tall ornamental grasses bed at bottom of the Olmsted hillside to address erosion problems.
- Planning a plant exchange among neighbors of excess plants they might want to get rid of....one man's trash is another's treasure
- Considering a program for residents who purchase living Christmas trees to donate them for planting in Condo1 common areas.

Note: Diana Schulin has resigned from the Committee because of other obligations. Thanks to her for all her sage advice and help.

CKMC: Marjorie Goodman

- 36 leases have been signed or renewed. Some of our new tenants include:
 - Baltimore School of Music
 - Calvert Kiddy School - starts in September
 - Sotheby opens in September
 - A Vet
 - An Interior Design company
 - A Venture Capital Company
 - A Medi spa will take over Carl's space
- Ongoing negotiations for space in Cross Keys include talks with The Prime Rib, a wine store, a nail salon etc.
- CKMC sold some land at the South of the community and added \$96,000 to their reserves.
- There are talks to rebrand the Hotel as a joint venture with Caves Valley
- Roland Park Neighborhood Association is in negotiations with the BCC to purchase the land across the street from us

- Pools: rate will go up next year
- New apartment building construction at the south end will start in 2022 with underground parking

Questions/comments from the community:

- Power wash
- Accommodate electrical cars charging stations in the community:
 - is being discussed by Caves Valley and they want to add 10 stations in the community
- LEED certification: how we will make sure our community becomes more sustainable
- Window washing schedule: the last time was in Spring
- Cross Keys Musicians Concert at the Square in October
- Reason for many trees being cut down: myriad of issues including rain and age
- Security car: only do patrols during the night