

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

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

Management: Mike Grier

Community Residents: 27

Action items/next steps:

Agenda:

Approve minutes from last meeting

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

President's Report: Sarah Taylor

- **Morgan University:** is leasing the hotel for one semester with a cost of 1M.
- **Roofs project:** is projected to be completed by Spring 2022
- **Concrete repairs:** hazardous walkways, sidewalks, curb: Sarah, Johnny and Mike did an assessment of the current state. We will try to match the sidewalk currently in place. Palmer Green will have cut off for wheelchair access.

- **Wildlife:** Rats, fox, groundhog sightings: we took over their natural habitat, we will to find ways to live with them. Please follow common rules: after BBQ, bird feeders (shelled bird feed to avoid mess and attract mice) keep the backyards clean and without clutter
- **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:
- Reserve account:
- Total assets of:

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 their director of MFB recently, they are most grateful for our service, and 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 a very interesting idea to the committee: “Grill on the Green” – here’s the concept... 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 the last Sunday of every month.
4. Peter Dubeau has a friend, Kathy Hudson, who conducts tours of the Roland Park Trails and Kathy 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

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 ordered 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.

Property Line Survey – PM Mike Grier, with Rod’s assistance, used surveyor documents to mark Condo1’s property line between us and Dunns Grove and Roland Mews.

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 new leases
- Baltimore School of Music
- Calvert Kiddy School starts in September
- Sotheby opens in September
- Vet
- Interior Design company
- Negotiations with: Prime Rib, wine store, nail salon
- CKMC sold some land on the South of the community
- Rebrand the Hotel
- Roland Park
- Pools: rate will go up next year
- New building construction 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 the addition of 10 stations in the community
- LED 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 of many trees being cut down: myriad of issues including rain
- Security car: only do patrols during the night