

Timbers Civic Association, Inc.

Community Meetings

2 & 9 May 2013

Purpose: To obtain maximum participation, homeowners had two opportunities to attend a community meeting. The 2 May meeting was held at Starbucks with 11 homeowners present, and the 9 May meeting was held at the Broadneck Library with 12 homeowners present. In addition, the County Constituent Services Specialist, Amy Leahy, also attended. Both meetings began at 7:30 p.m. Meeting agenda slides are posted, and during both meetings:

1. The President, Donna Sengelaub, opened by thanking everyone for coming and thanking those present who previously served as Timbers Civic Association Board members. She introduced the current board members, committee chairs and the County Constituent, and highlighted the Timbers webpage.
2. The President explained that we are a Civic Association created to handle all matters pertaining to the recreation area. She highlighted the language in the Deed (dated 20 June 1972), which states: "In the event that The Timbers Civic Association, Inc., shall cease to be a legal entity...then the property shall revert to and become the property of the GRANTOR herein, in fee simple."
3. Status: We are a Civic Association, not a homeowners association. A Civic Association does not have covenants. (Homeowners may update covenants, but this is separate from our association.) We must remain a legal entity or risk losing the recreation area.
4. Challenges: Only 25 to 30 of the 47 homeowners pay the annual Association dues of \$100 (barely covering the operating costs); we need more homeowners to get involved, and need to eliminate misinformation and improve communications.
5. Proposed Way Forward: A vote on the new By-Laws and a new swing set will be held on 4 June; copies of the new By-Laws and a ballot will be distributed to all homeowners; and we are also investigating a Special Community Benefits District (SCBD).

By-Laws: Presented by Ivan Caplan (2 May meeting) and John McGinnis (9 May meeting). New By-Laws (29 April version) are posted on the Timbers Association webpages. The gentlemen provided a handout that highlighted the changes to the By-Laws, briefly discussed those changes, and answered questions.

SCBD: Ivan Caplan provided a handout that summarized a SCBD, the advantages to becoming an SCBD and a proposed timeline for the Timbers Civic Association to petition for a SCBD in 2014. The County Constituent also answered several questions

and stated that additional liability insurance may be a requirement for forming an SCBD (she said she would double check).

Recreation Area Improvements: Presented by Hank Sengelaub, Recreation Committee Chairman, who provided two handouts to the attendees. 1) Projects accomplished by the recreation committee: removal of unsafe climbing structure, spring cleanup, organization of the committee, and partnership with Anne Arundel Community College's (AACC) landscape architecture class; priorities, five-year plan, and submission of request to Finance Committee for \$1900 to fund a new swing set. 2) Styles and prices of commercial grade swing sets. Discussions continued with questions regarding installation cost and location. .

6. The President closed the meeting by again requesting that homeowners get involved by participating in committees.
7. The 2 May meeting ended with a slide show of the recreation area cleanup, and the 9 May meeting ended with a few displays of the AACC landscape ideas.

Submitted By,

Sue Tant
Secretary
Timbers Civic Association