

Timbers Civic Association, Inc

23 September 2013

Community Meeting

Meeting Agenda

- Introduction of Executive Board Members
 - Secretary: Sue Tant
 - Treasurer: Shirley Barnett
- Introduction of Committee Chairmen
 - Budget and Finance: Ivan Caplan
 - Recreation, Maintenance and Development: Hank Sengelaub
 - Social and Fundraising: Casey Pollock
 - Bylaws: John McGinnis

- Reading of the Minutes from Special Community Meetings 02 May and 09 May
- Treasurer's Report
- Report of Committees
 - Budget and Finance: Ivan Caplan
 - Social and Fundraising: Casey Pollock
 - Bylaws: John McGinnis
 - Recreation, Maintenance and Finance: Hank Sengelaub

- Unfinished Business
- New Business
- Floor is Open to Speak
- Good and Welfare
- Adjournment

CURVE DATA						
No.	RADIUS	Δ	Arc	Tan.	C'ho.	BEARING
4 5	51.00	258° 27' 47"	230.06			
11.12	811.54	080° 00' 00"	113.31	56.75	113.22	N52° 37' 20"
14.15	51.00	228° 15' 37"	254.81			
17.18	761.54	00° 00' 00"	106.39	53.25	106.24	N52° 37' 20"
21.22	283.72	78° 00' 00"	98.29	22.76	357.71	N80° 22' 40"
23.24	51.00	258° 27' 47"	230.06			
25.26	135.72	78° 00' 00"	54.43	22.76	122.64	N80° 22' 40"
31.32	93.00	83° 36' 27"	218.45	133.74	499.05	N82° 01' 07"

COORDINATES					
No	LATITUDE	DEPARTURE	No	LATITUDE	DEPARTURE
1	44101.31	397189.03	21	441347.63	397385.10
2	44123.53	397287.89	22	441407.32	397493.85
3 Mon	44124.78	397301.65	23	441376.08	397592.62
4 Mon	440558.25	397299.27	24	441453.92	397679.27
5	440637.70	397352.72	25	441485.08	397661.62
6	440638.57	397355.23	26 Mon	441380.68	397575.38
7	440714.42	397362.09	27 Mon	441607.73	397553.93
8	440734.18	397420.84	28	440765.58	397663.58
9	441228.32	397479.92	29	441162.30	397340.74
10	441229.57	397499.72	30	441182.06	397359.48
11	441446.28	397524.33	31	441319.81	397430.84
12	441077.55	397084.34	32	441312.20	397660.30
13	440979.37	397278.80	33	441543.05	397937.11
14	440938.55	397285.03	34	441574.29	397921.54
15	440928.63	397038.75	35	441897.67	397581.79
16	440931.72	397036.31	36	441827.14	397024.14
17	441113.92	397011.74	37	441737.37	397066.55
18	441183.80	397027.32	38	442050.05	397135.22
19	441267.09	397032.71	39	442047.05	397038.63

* NOTE: The RECREATION AREA shown hereon is hereby dedicated to the recreational use of the residents of this subdivision and has been deeded to ANNIE ARUNDEL COUNTY, a body corporate and politic of Anne Arundel County, in trust, to be conveyed to a civic association in the area of this subdivision.

I hereby certify that the plan shown hereon is correct; that it is a subdivision of all of the land conveyed by
 of BRETTAM D. MOORE, JULIA R. MOORE, his wife, and ANNA MAR BUNKER by deed dated May 21, 1970
 and recorded among the Land Records of Anne Arundel County, Maryland, in Liber M.S.H. 2344 at Folio 273; and that it is also a resubdivision of Lots 77-80, SECTION A, RUBERT MANOR, as per plat recorded among said Land Records in Plat Book 26, Page 15.

Date: 4/1/71 John T. Latham

We, **DIAMOND REAL ESTATE AND DEVELOPMENT CORPORATION**, owners of the property shown and described hereon, hereby adopt this plan of subdivision, establish the minimum building restriction lines and dedicate the streets to public use.

The adjoining strip shown hereon is hereby dedicated to public use and will be deeded to **Arroyo Grande County** upon request.

The **50 Year Flood Plain** shown hereon is hereby dedicated to public use in accordance with the **Storm Drainage Regulations** adopted by the County Commissioners, December 11, 1956, for storm water control.

All utilities including gas, electric, and communication shall be installed under ground in accordance with the **Service Commission Standards** of June 14, 1964.

There are no suits, actions at law, leases, liens, mortgages, trusts, easements or rights of way affecting the property included in this plan of subdivision except certain 20' wide storm drain easements as shown.

All parties in interest thereto have below indicated their assent to this plan.

* * * * *

Date: 4/2/71 PYRAMID REAL ESTATE AND DEVELOPMENT CORPORATION
 Date: 4/2/71 John Phoghl Frank Miano
 WITNESS FRANK MIANO - PRESIDENT
 Date: 4/2/71 John Phoghl June M. Miano
 WITNESS JUNE M. MIANO - SECRETARY

THE TIMBERS

THIRD DISTRICT, ANNE ARUNDEL COUNTY, MARYLAND
SCALE: 1"=100' APRIL 1, 1971

PREPARED BY
J. R. McCrone, Jr., Inc.
REGISTERED PROFESSIONAL ENGINEERS AND LAND SURVEYORS
ANNAPOLIS, MARYLAND

RECORDED IN PLAT BOOK 42 PAGE 10

PIPE ROAD N 41° 22' 40' E 411.37

125.56 130.80 183.58

15.80 WIDENING STRIP N 03° 37' 30" W 103.37 101.11

77

47 341° 22' 40" W 164.65 119.93 50.99 227.0

46 1204 100.0 100.0 100.0

45 165.69 1210 100.0 100.0 100.0

44 166.73 1216 100.0 100.0 100.0

43 167.77 1222 100.0 100.0 100.0

42 168.81 1228 100.0 100.0 100.0

41 169.85 1234 100.0 100.0 100.0

40 170.88 1240 100.0 100.0 100.0

39 171.92 N 41° 22' 40" E 171.92 1246 100.0 100.0 100.0

38 321° 18' 42" W 187.95 1252 100.0 100.0 100.0

37 335° 48' 10" W 110.0 130.26 100.0 100.0 100.0

RECREATION AREA 1.814 Ac.

56° 22' 40" W 19.80 247.75

41° 22' 40" E 100.0 100.0 100.0

121 122 123 124 125 126 127 128 129 130 131 132 133 134 135 136 137 138 139 140 141 142 143 144 145 146 147 148 149 150 151 152 153 154 155 156 157 158 159 160 161 162 163 164 165 166 167 168 169 170 171 172 173 174 175 176 177 178 179 180 181 182 183 184 185 186 187 188 189 190 191 192 193 194 195 196 197 198 199 200

EXPRESSWAY

PIPE ROAD N 41° 22' 40" E 411.37

SAMUEL WATTS

The requirements of Sections 59 to 62 of Article 17 of the Annotated Code of Maryland, 1957 Edition (Title: Clerks of Court), as far as they relate to the making of this plat and the setting of markers, have been met.

Date: 4/2/71 Frank J. Mauro
OWNER OF LAND SHOWN HEREON

Date: 4/1/71 John T. Latham
SURVEYOR'S CERTIFICATION

APR 5 1971

The requirements of the ANNE ARUNDEL COUNTY HEALTH DEPARTMENT have been met in preparing this plat.

APPROVED: 4.7.71 *prev. app 2-18-70*
DATE

MAISON INCORPORATED
PLANNING AND ZONING OFFICER
ANNE ARUNDEL COUNTY

LEGEND
Lot Number 19
House Number 1210

A vicinity map showing the location of the site. The map includes the Savannah River, several roads (e.g., 20, 16, 18, 50, 301), and a north arrow. The site is marked with a black dot and labeled 'SITE'. The map scale is 1" = 1 MILE.



LIBER 2516 PAGE 172

This Deed, Made this 20th day of June

in the year one thousand nine hundred and seventy-two by and between

ANNE ARUNDEL COUNTY, MARYLAND, Trustee, of the first part, and
THE TIMBERS CIVIC ASSOCIATION, INC.,
of the second part.

Witnesseth, that in consideration of the sum of Five Dollars (\$5.00) and other good
and valuable considerations, the receipt whereof is hereby acknowledged,

the said GRANTOR:

does hereby grant and convey unto the said GRANTEE, its successors

heirs and assigns,

in fee simple, all that lot(s) of ground, situate, lying and being in
the Third Assessment District of

Anne Arundel County, State of Maryland, and described as follows, that is to say:—

~~Beginning for the~~

BEING all of that parcel designated as "Recreation Area", as shown on the
plat of Section B, Rubert Manor, as intended to be recorded among the Land
Records of Anne Arundel County, Maryland. Containing in all 1.814 acres of
land, more or less.

BEING ALSO that parcel of land which was conveyed by Bertram D. Moore,
Julia R. Moore and Anna May Bunker to Anne Arundel County, Maryland, Trustee,
by Deed dated January 13, 1970, and recorded among the Land Records of Anne
Arundel County, Maryland, in Liber 2330, folio 455.

Deed to the Recreation Area

Names the grantors
of the Deed:
Bertram Moore,
Julia Moore and
Anna May Bunker

AUG-23-72 PAID 0.17 CLKIA.A.C. ACBUD-7.00

RECEIVED FOR RECORD
CIRCUIT COURT, A.A. COUNTY

1972 AUG 23 AM 11:02

MARJORIE S. HOLT, CLERK



Page 2 of Recreation Area Deed

To Have and To Hold the said lot of ground and premises, above described and mentioned, and hereby intended to be conveyed; together with the rights, privileges, appurtenances and advantages thereto belonging or appertaining unto and to the proper use and benefit of the said GRANTEE, its

successors ~~heirs~~ and assigns, in fee simple, subject, however, to the following conditions:

So long as said GRANTEE shall remain a legal entity, and so long as ~~the fee is kept~~ the property described herein shall be used for recreational purposes for the benefit of the lot owners of The Timbers Subdivision. [In the event that The Timbers Civic Association, Inc., shall cease to be a legal entity, or the property herein described shall be used for purposes other than a recreation area for the benefit of the lot owners in The Timbers Subdivision, then the property shall revert to and become the property of the GRANTOR herein, in fee simple.]

Very Specific Caveat for Keeping the Recreation Area

What Is the Timbers Civic Association

What the Timbers Civic Association **IS**

What Timbers Civic Association is **NOT**

Governing Documents and MD State Statutes

Timbers Civic Association IS:

- A Voluntary Organization
 - With Annual Voluntary Dues
- A Civic Association
 - Established to take ownership of the Recreation Area (see Rec Area Deed)
 - Established to maintain the Recreation Area for the mutual benefit of the members of the Timbers Civic Association

Timbers Civic Association is **NOT**

- NOT a Homeowners Association
- Does NOT have Covenants

Governing Statutes and Documents

- Maryland Annotated Code: Corporations and Associations
 - [Title 5, Subtitle 2 MD Non-Stock Corporations](#)
- Articles of Incorporation (1972)
- Articles of Revival (1979)
 - From 1976-1979 – NOTE for three years the Timbers Civic Association was NOT a corporation in good standing, i.e. “legal entity”
 - Legally, from 1976 through 1979, the Recreation Area could have reverted back to the original grantors as per the Recreation Deed
- Bylaws (1974)
 - Last amendment was in 1980
 - Bylaws were thought to have expired due to an administrative error perpetuated at least 30 years ago without being checked or questioned.
- Minutes of Board Meetings (2013)
 - Minutes of board meetings reinstituted thanks to Sue Tant
 - Posted on Timbers website www.timberscivicassn.wix.com/timbers-civic-assn

Brief History of the Timbers Civic Association

- Timbers Civic Association was established in March 1972
- From 1976-1979 the Timbers Civic Association was NOT a Corporation in good standing for three years.
- Articles of Revival (1979)
 - From 1976-1979 – NOTE for three years the Timbers Civic Association was NOT a corporation in good standing, i.e. “legal entity”
 - Legally, from 1976 through 1979, the Recreation Area could have reverted back to the original grantors as per the Recreation Deed
- Bylaws first written in 1974
 - Last amendment was in 1980
 - Bylaws were thought to have expired due to an administrative error perpetuated at least 30 years ago without being checked or questioned.
- New Bylaws rewritten May 2013 and adopted by written vote June 2013
 - Thanks to John McGinnis’s Bylaws Committee
- Minutes of Board Meetings (2013)
 - Minutes of board meetings reinstituted thanks to Sue Tant
 - Posted on Timbers website www.timberscivicassn.wix.com/timbers-civic-assn

Status of Timbers Civic Association, Inc.

- Get Timbers Civic Association's Administrative House in Order
- Letter and documents hand delivered in February to all homes with Rec Area Deed
- Four Standing Committees Formed
- Bylaws Reviewed, Updated and Revised, and Adopted
- Audit of Financial Records
- Minutes from monthly executive meetings recorded and posted on website
- Information Disseminated to Members Via:
 - Webpage : www.timberscivicassn.wix.com/timbers-civic-assn
 - Signboards
 - Newsletters
 - Public Calendar
 - E-mail

Goals

- To keep the Timbers Civic Association viable and strong so it lasts for the next 40 years.
- Set the next Executive Board up for success!
 - Legal and Administrative House in Order
- Good and Responsible Stewards of the Timbers Treasury
 - Plan our budget and stick with it
 - Live within our means
- Good and Responsible Stewards of the Recreation Area
- How to Keep the Timbers Civic Association a “Legal Entity”
 - Maintain the Recreation Area to a reasonably safe standard

Challenges

- Needed: Active involvement in Committees
 - This is where you bring your ideas
 - This is where you bring your concerns
 - This is where a plan of action is created
- No one is smarter than all of us together!
- Communication: Misinformation and Rumor are our biggest enemies and will tear us apart!
- Join a Committee – show off your talents
- The kids are watching us
 - First ever Kids meeting held yesterday – Cassidy Krebs and Caroline Haislip

Executive Board and Committees

- Committees meet, research and formulate plans
- All four Committee Chairmen, President, Secretary and Treasurer meet to discuss status!
- Let the Committees work!

Proposed Way Forward

- Expenditures -- 04 June 2013
- Annual Review, Update and Revision of Bylaws
- Annual Audit of Financial Records
- Two annual meetings each year: March and September
 - September Meeting will be Election of Executive Board
 - President, Treasurer, Secretary

Proposed Way Forward

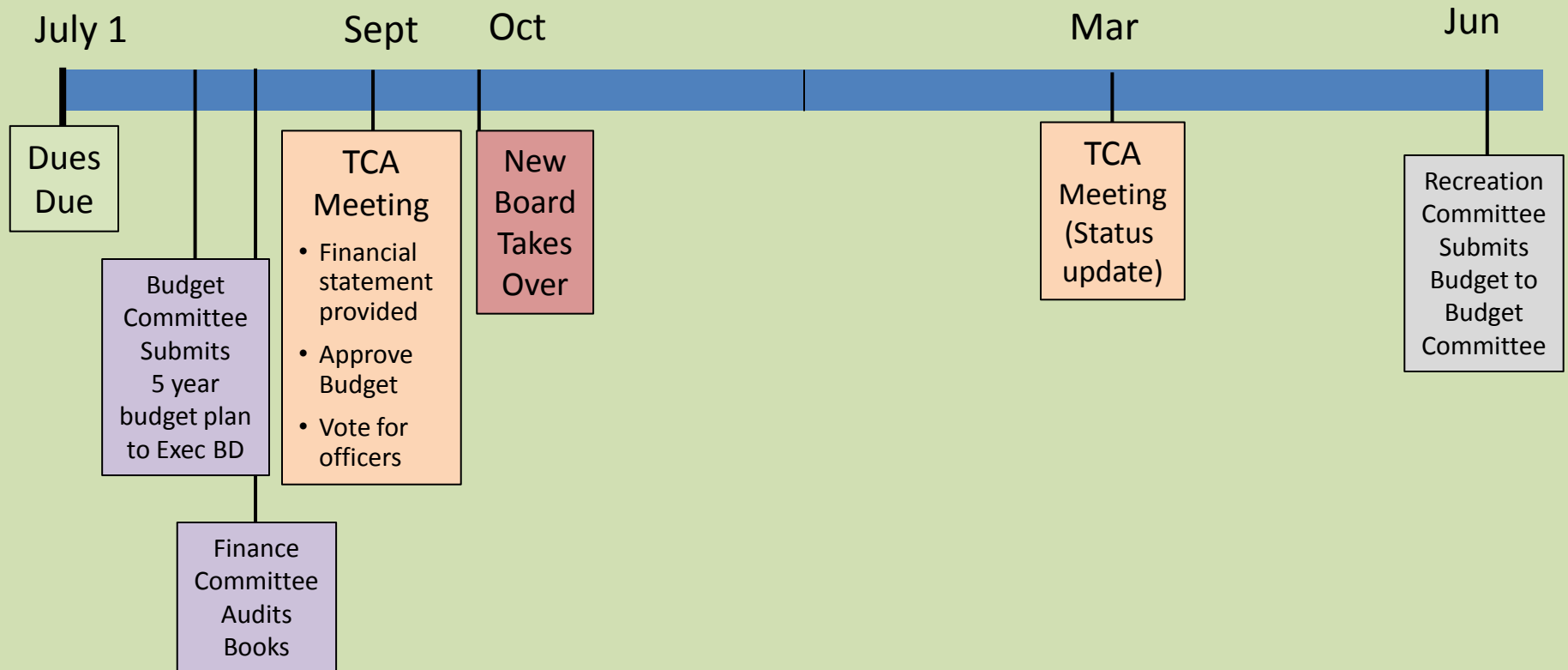
- Collection of Annual Dues by 01 July
- Annual Formal Written Elections of Board members in Sept.
- Alternate Means of Collecting Dues to Maintain the Recreation Area
- Special Community Benefits District Proposal
 - Please educate yourselves and review this alternative
 - [Anne Arundel County Code Article 4 - Title 7 - subtitle 2](#)
 - [Download the County Guidelines for Forming a SCBD](#)

Committee Chairmen's Remarks

- Bylaws Committee: John McGinnis
- Recreation, Maintenance & Development Committee: Hank Sengelaub
- Budget and Finance Committee: Ivan Caplan

TIMBERS CIVIC ASSOCIATION (TCA)

NEW YEARLY SCHEDULE



Questions?

FIVE YEAR BUDGET PROJECTIONS BY FISCAL YEAR (1 July - 30 June)

ITEM	ALLOCATED AMOUNTS				
	2014	2015	2016	2017	2018
NON-DISCRETIONARY EXPENDITURES					
LIABILITY INSURANCE	\$ 612	\$ 620	\$ 630	\$ 640	\$ 650
ADMIN (postage, printing, stamps, mailbox, etc.)	\$ 200	\$ 200	\$ 200	\$ 200	\$ 200
ANNUAL REC MAINTENANCE (chipper, brush cutter , tree trimming, supplies)	\$ 1,100	\$ 400	\$ 700	\$ 400	\$ 700
LAWNMOWING	\$ 1,400	\$ 1,800	\$ 1,800	\$ 1,800	\$ 1,800
MULCH/FLOWERS	\$ 200	\$ 200	\$ 200	\$ 200	\$ 200
UTILITIES	\$ 360	\$ 360	\$ 360	\$ 360	\$ 360
DISCRETIONARY EXPENDITURES					
REC AREA IMPROVEMENTS	\$ 1,000				
Erosion control, terracing and steps (plan & costs being developed)					
Benches (~\$400 ea.)					
Picnic tables (~\$700 ea.)					
Wooden sign frame for announcements sign (~\$300)					
Modular climber (~\$4,000)					
Charcoal Grill (~\$350)					
Horseshoe pit (~\$75)					
Fire pit (~\$600)					
Electrical outlet (~\$250)					
Sandbox (~\$200)					
Volleyball court (~\$300)					
REQUIRED RESERVE	\$ 1,500	\$ 1,500	\$ 1,500	\$ 1,500	\$ 1,500
YEARLY TOTAL EXPENDITURES	\$ 6,372	\$ 5,080	\$ 5,390	\$ 5,100	\$ 5,410
Prev. Balance + New Dues	\$ 5,750	\$ 5,128	\$ 5,048	\$ 4,658	\$ 4,558
Donations	\$ 750	TBD	TBD	TBD	TBD
BALANCE	\$ 128	\$ 48	\$ (342)	\$ (442)	\$ (852)

1) Estimated annual dues collected \$3,500

2) Shortfall and additional items can only be funded based on donation level

3) Membership votes annually to approve current year budget

TIMBERS CIVIC ASSOCIATION **INCOME & CASH FLOW**

FY begins August 1 (Anne Arundel County property tax collection schedule)

FISCAL YEAR	DUES RECEIVED	EXPENSES	NET	CAPITAL ACCOUNT	COMMENTS
2008				\$ 6,542.62 records?	
2009	\$ 2,250.00	\$ (2,628.34)	\$ (378.34)	\$ 6,164.28	DUES: \$75/YR
2010	\$ 2,550.00	\$ (3,340.44)	\$ (790.44)	\$ 5,373.84	DUES: \$75/YR
2010	\$ 2,455.00	\$ (2,449.53)	\$ 5.47	\$ 5,379.31	DUES: \$100/YR
2012	\$ 3,525.16	\$ (2,806.10)	\$ 719.06	\$ 6,098.37	DUES: \$100/YR (2 notices sent)
2013 est	\$3,900				
Average	\$ 3,670.04	\$ (2,806.10)	\$ 863.94		
Current Balance				\$ 6.098.37	