

Timbers Civic Association, Inc

Special Community Meeting(s)

02 May 2013 & 09 May 2013

Meeting Agenda

- Introduction of Executive Board Members
 - VP: Sarah Volker
 - Secretary: Sue Tant
 - Outgoing Treasurer: Jacqueline Rhynard
 - Incoming Treasurer: Jessica Dodson
- Introduction of Committee Chairmen
 - Recreation, Maintenance and Development : Hank Sengelaub
 - Bylaws: John McGinnis
 - Budget and Finance: Ivan Caplan
- Introduction of the County Community Constituent Representative
 - Amy Leahy

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	20.72	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	397493.84
3 Mon	44124.78	397301.65	23	441376.08	397592.62
4 Mon	440558.25	397229.27	24	441453.92	397679.27
5	440637.70	397255.72	25	441480.89	397661.61
6	440638.57	397255.23	26 Mon	441380.68	397575.33
7	440714.42	397362.09	27 Mon	441607.73	397553.93
8	440734.18	397420.84	28	440765.58	397563.58
9	441228.32	397579.92	29	441162.30	397340.78
10	441227.52	397589.72	30	441182.06	397359.48
11	441446.28	397624.36	31	441319.81	397430.44
12	441077.55	397084.34	32	441312.20	397560.30
13	440979.37	397278.80	33	441548.05	397937.11
14	440938.55	397285.03	34	441574.29	397921.54
15	440989.63	397038.75	35	441589.67	397581.79
16	440931.72	397036.31	36	441827.14	397024.14
17	441113.12	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 following strip shown hereon is hereby dedicated to public use and will be deeded to Arroyo Valley 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

DISTRICT, ANNE ARUNDEL COUNTY, MARYLAND
E: 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



The requirements of Sections 59 to 62 of Article 17 of the Annotated Code of Maryland, 1951 Edition (Title: Clerks of Court), as far as they relate to the making of this plat and the setting of markers, have been met.

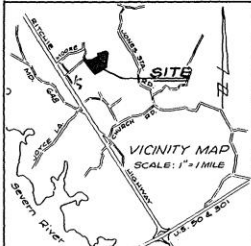
Date: 4/2/71 Frank J. Measo
OWNER OF LAND SHOWN HEREON

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



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. ACBDEU — 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 ~~IN FEE SIMPLE~~ 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

Purpose of the Special Meeting

Provide Accurate Information:

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 Non-stock Corporation
- A Civic Association
 - Established to take ownership of the Recreation Area –see Rec Area Deed
 - And maintain the Rec Area for the mutual benefit of the lot owners of the Timbers Subdivision

Timbers Civic Association is NOT:

- A Homeowners Association
- Does NOT have HOA Covenants
 - The covenants that do exist are SUBDIVISION covenants that every subdivision in Anne Arundel county is required to have before homes are built.
 - Anne Arundel County enforces covenants through
 - Department of Inspections & Permits
 - Department of Planning & Zoning
 - Department of Health Dept
 - Department of Animal Control, etc
 - Officers of the Timbers Civic Association, Inc have zero authority to enforce covenants
 - In other words- if a resident is in violation of the covenants, call the County Office

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

Status of Timbers Civic Association, Inc.

- Getting Timbers Civic Association's Administrative House in Order
- Letter and documents hand delivered in February to all homes
- Four Standing Committees Formed
- Bylaws Reviewed, Updated and Revised
- Scheduled 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

Challenges

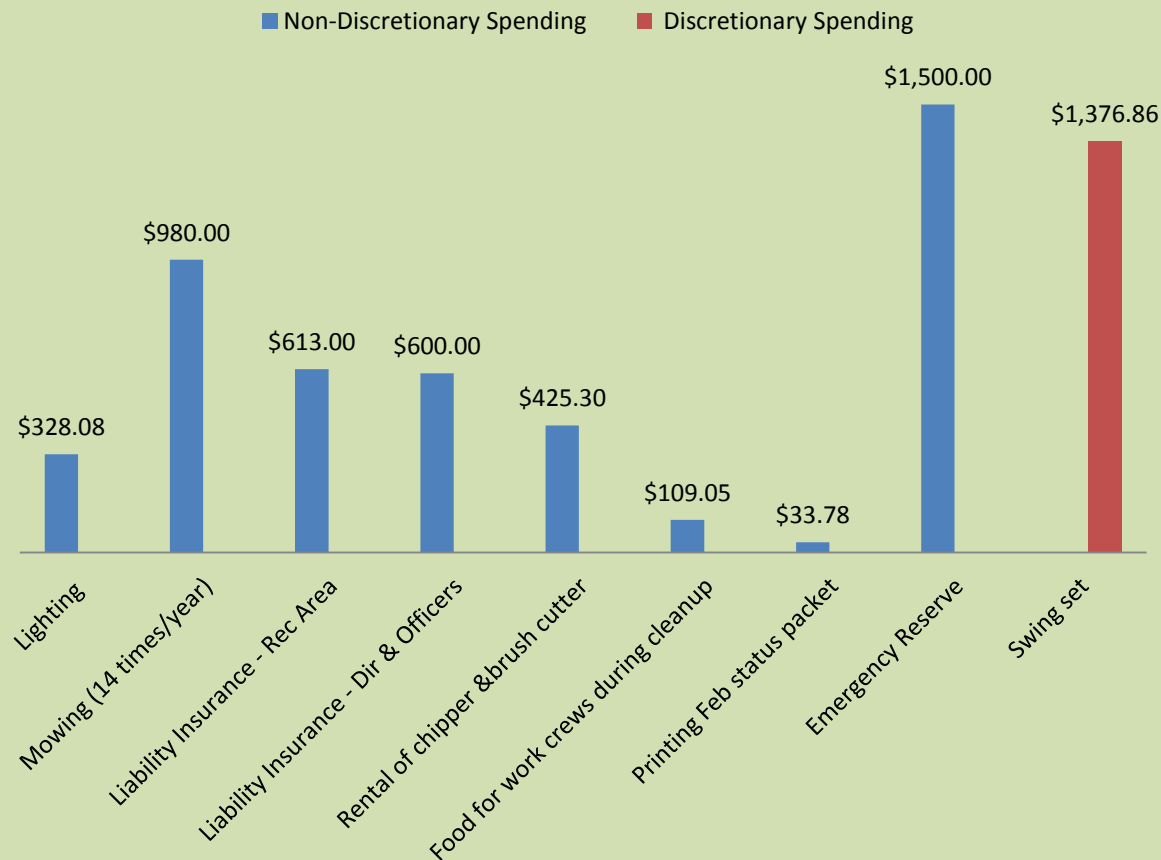
- How to Keep the Timbers Civic Association a “Legal Entity”
- On average 25 of the 47 homes regularly contribute annual dues
- \$2500 average annual contribution insufficient to fund basic operating costs
 - Basic operating costs = \$2595
 - \$2595 does not include \$1500 emergency reserve
- Alternate way to collect dues
 - Special Community Benefits District
- Needed: Active involvement in Committees
- Communication Challenges and Misinformation

Projected Operating Cost Breakdown for 2013

- At the March meeting of the Executive Board, the Timbers Civic Association, Inc currently had \$6072.43 in our account.
- Projected and actual minimum operating costs for 2013: \$4095.57
- Breakdown of non-discretionary (required) spending:
 - lighting at park: avg \$27.34 per mo x 12 mos = \$328.08 per year
 - mowing (average 14 times per summer) \$70 x 14 mowings = \$980 per year
 - liability insurance = \$613
 - Liability insurance for Directors and Officers \$600
 - admin/post office box = \$106.36
 - rental of chipper + brush cutter for clean up in March (actual cost) = \$425.30
 - food for work crews during Rec Area cleanup in March (actual cost) = \$109.05
 - printing costs for community status packet delivered in Feb (actual) = \$33.78
 - **emergency reserve (downed trees, unforeseen emergencies) = \$1500
 - ** if not used during the year amount to be brought forward to accrue for future emergencies or projects
- \$6072.43 (amt available) - \$4095.57 (total projected operating costs) = \$1376.86

Where Does \$6072.43 Go?

2013 Projected Operating Cost = \$4095.57



Proposed Way Forward

- Written Ballots – Vote on Bylaws, 2013 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

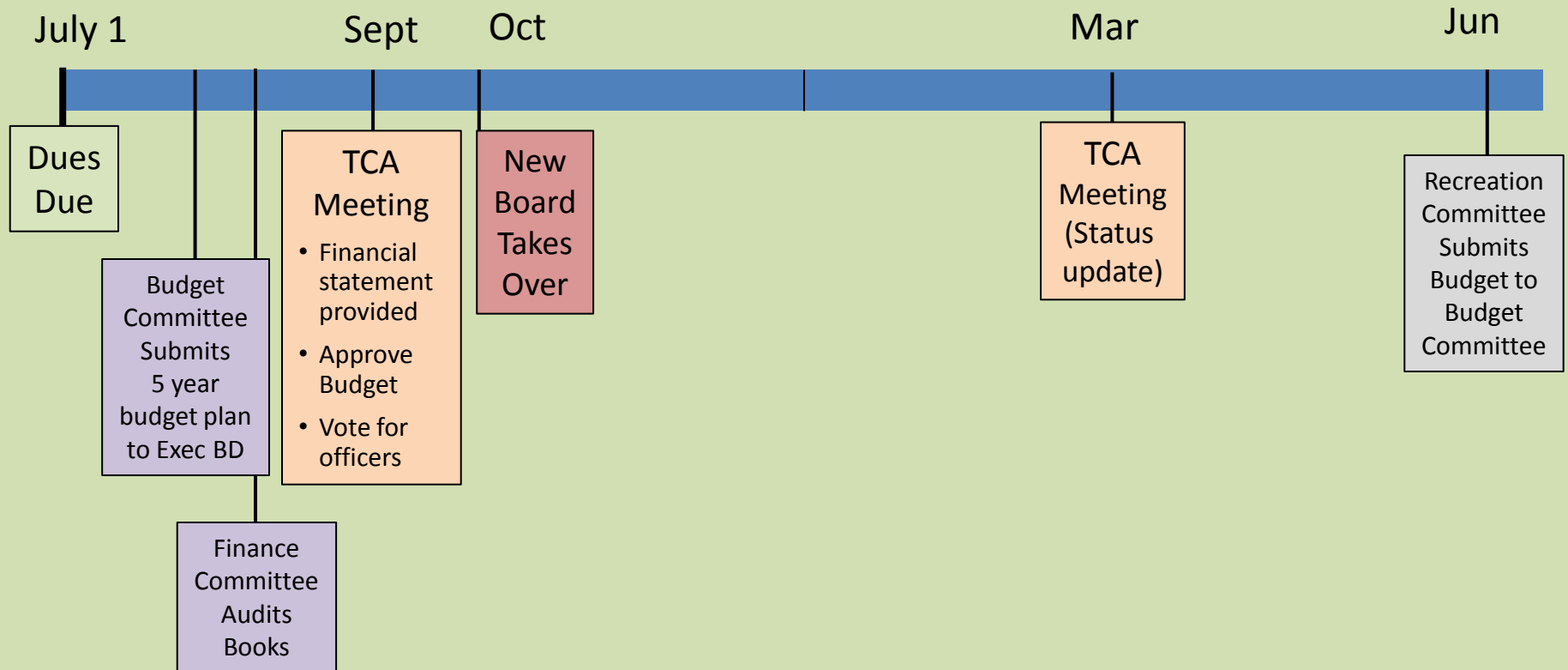
- Collection of Annual Dues by 01 July
- Annual Formal Written Elections of Board members in Sept 30.
- Alternate Means of Collecting Dues to Maintain the Recreation Area
- Special Community Benefits District Proposal
 - Please educate yourselves and review this alternative
 - [Anne Arundel County Code 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?