



Warfields II HOA – All-Member Meeting

June 9, 2025 6:30 PM

Meeting Minutes

Pursuant to an all-member notice, a full-member meeting of the Warfields II HOA was held June 9, 2025 at 6:30 PM at the Glenwood Branch Library at 2350 Rt. 97, Cooksville, MD 21723.

Call to Order (6:30 PM)

The meeting was called to order based on the attendance of the following members of the HOA Board of Directors: John Owens (President), Beth Henderson (Vice President/Secretary), and Christian Hayes (Treasurer).

Introduction

- Meeting began with an introduction of the Board of Directors.
- Board went over the purpose of the HOA and its responsibilities, which are to preserve home values, collect and disburse dues, maintain common areas, and enforce the covenants, restrictions, and by-laws.
- Board noted that 9 of the 77 homes in the HOA were sold or for sale from beginning of 2024 to today.

Financials

- Board provided an overview of the financial services handled by Tidewater Property Management.
 - Tidewater contract is for financial services only. Tidewater is responsible for homeowner billing and collections, managing disbursements for HOA invoices, providing monthly financial reports, and coordinating preparation of federal, state, and personal property tax filings. Asking Tidewater for additional support such as monitoring for violations and enforcing covenants will cost our HOA about \$1,000/month.
- Board went over the 2025 budget. We continue to run a surplus which has allowed us to keep dues the same though costs have increased.
- Current assets total 143K with 103K of that ear-marked for reserve fund. We paid \$1K taxes on earnings from our high yield savings account. We were over budget on snow removal, landscaping and legal fees attributed to proposed new covenants. Legal fees in 2024 totalled \$3400. We were under budget for administrative and insurance costs. The largest expense category (by a significant amount) continues to be landscaping. Several years ago, estimates from different landscaping companies were obtained and the results were that All the Trimmings, our current company, was giving us the best deal. They are very responsive to comments and requests. We remain in strong financial position.
- Maryland law requires all HOAs to conduct a reserve study at least once every five years to guide planning for reserve funds to cover the cost for capital repairs and replacements. In addition, law requires that reserve account balances be consistent with the financial schedule prescribed in the study within three years of completion.

- o Board had Reserve Study conducted in 12/23 and has adequate reserve funds. Next study due 2028.
- o Latest financials are regularly posted on the Tidewater website. The Warfields website is not being used since uploading there takes programming skills.
- Board reviewed the HOA collection policy, which is enforced by Tidewater and available on the HOA website.

Review of Old Business

Board reviewed other noteworthy items as well as various accomplishments of the past year:

- **Landscaping-** HOA contracts All the Trimmings to provide routine mowing of the common areas, lawn treatments, and entrance landscaping. In 2024, we paid for additional fertilizing and cutting several feet into the reforestation/common areas that border neighbors lawns to decrease that growth from expanding into yards.
 - Discussion about letters sent from HOA to homeowners in violation of covenant standards including landscaping, missing shutters, faded doors and shutters and broken mailboxes. Many reported not receiving the initial letter and being surprised at “Second Notice” letter. Many found the letter confusing about which repair was needed and one found it impersonal.
 - Neighbors were reminded to trim overgrown bushes/branches, control weeds and maintain mulch.
- **Preservation Areas-** HOA is responsible for maintaining four preservation areas (totaling more than eleven acres) but the County oversees us. No motorized vehicles are allowed in these areas which includes mowers, 4-wheelers and dirt bikes.
- **Stormwater Ponds-** HOA is jointly responsible (along with Howard County) for maintaining the four stormwater management ponds located throughout the community, which entails routine mowing and removal of vegetation from the concrete structures and riprap. Many noted the ponds are not mowed often enough and not to a standard manner. Trees are growing in ponds and rip rap. Some neighbors are mowing easements and preservation areas themselves.
- **Completed Landscaping Projects**
 - Edging completed at curbs by entrance sign
 - Drainage ditch cleared of debris
 - Repaired broken black fence along Triadelphia Rd
 - Removed up-right wires in Michele Drive cul-de-sac.
 - Paid for sign identifying homes on Howard Rd flag lot

Work in Process

- Removing/covering wires coiled up and leaning against telephone pole in Michele Drive cul-de-sac. Thought to be Verizon but HOCO, BGE, Verizon, and Comcast deny ownership.
- Request made to trim/remove trees bordering flag lot off Michele Dr cul-de-sac since trees are growing into shared driveway.
- Inquiry made about blue electrical wires on columns at farm entrance. Board made several attempts in past including offering to pay for their removal or install lights, but Warfields rejected our offers.

- **Snow Removal**

- HOCO plows roads in the neighborhood but HOA is responsible for snow removal of shared driveways. Cliff satisfied Tidewater tax/insurance criteria and continues to plow our flag lots.

Architecture Review Committee (ARC) Report

Board reminded homeowners that HOA bylaws mandate that ARC approval be received before starting a project that changes the exterior of a home. Twelve ARC requests were approved between 2024 and now including;

- Sun room
- Pickle ball court
- Patio
- Shed
- HOA asked for ARC requests to be submitted on already-completed projects to prevent future conflicts. ARC requests are generally returned within 2 days.

Social Committee Report

- The Social Committee is planning another Block Party this year. There are several members but none want to be the leader.
- Ujjual Bhatnagar has decor from past Social Committee

Communications Committee Report

The following reminders were made:

- The HOA website is www.warfields2hoa.com
 - Website contains HOA governing documents, neighborhood maps, and the Architectural Review Certificate form. Board is considering no longer posting financials and meeting minutes on website since they are difficult to upload.
 - Financials and meeting minutes are available on Tidewater portal Tidewaterproperty.com and app. Members will need to get log in and password info from Tidewater.
 - To contact the board, please email warfields2hoa@gmail.com or board@warfields2hoa.com .
 - Facebook page; Warfields II, Glenelg, not Warfields II

New Business / Membership Forum

- Christian Hayes' term as Treasurer expired and Shari Bernsohn was elected unanimously to Board. She will likely serve as Treasurer but there was discussion of Board Members swapping positions.
 - In order to have electronic elections or send electronic communications, 60% of members in good standing will need to return an Electronic Transmission Authorization.
 - Inquiry about how neighbors can share information about shared interests such as propane deals, hvac concerns. Facebook page seems the most suitable platform.
 - Proposed New Covenants; In the last year the Board has worked with attorney to formulate new covenants to include fine provision for homeowners out of compliance. The current penalty calls on the Board to hire contractors to make needed changes and bill homeowner or putting lien on home until sold. This is too heavy-handed, will create tension between Board and members and prevent contractors from accepting work if homeowner hasn't approved it. Several versions of covenants have been proposed, emailed to neighbors and edited, a meeting regarding the covenants was held in the Spring, members' comments/suggestions were incorporated into the covenants. An electronic vote the week before the All Member Meeting was attempted but failed since only 20 votes were obtained, and Electronic Transmission Authorization was not obtained. Since members have received electronic notifications for years, precedence was thought to have been obtained but this was not correct. One member sent 2 lengthy emails and put fliers in mailboxes very against new covenants. He claimed the Board was overstepping and usurping power to hold neighbors by overly burdensome rules. In fact, the new covenants contained the same criteria as the old covenants. Opinions heard about making criteria more precise and making them more loose. Several members signed up to form a Covenant Committee. Opinion heard about eliminating the Noise Ordinance and advising members to call police for bothersome noise.
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- Meeting adjourned (8:30PM)

Sincerely,

The Warfields II HOA

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