



## Warfields II HOA – All-Member Meeting

May 21, 2026 6:30 PM

Meeting Minutes

Pursuant to an all-member notice, a full-member meeting of the Warfields II HOA was held May 21, 2026 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/Treasurer), Beth Henderson (Secretary), and Ehsan Bozorgi (Vice President).

### 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 4 of the 77 homes in the HOA were sold or for sale from May 2025 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 an additional \$45,000/year.
- Board went over the 2026 budget.
- Over budget \$9K in legal fees attributed to pursuing new covenants and communicating with neighbors who had attorneys.
- Over budget \$4K in landscaping.
- Under budget \$1K in maintenance.
- We continue to run a surplus which has allowed us to keep dues the same though costs have increased.
- Current assets total 143K with 110K of that ear-marked for reserve fund. Average cash balance \$34K. We paid \$2K taxes on earnings from our high yield savings account. We are not for profit organization not a nonprofit organization.
- Got bid of new landscaper and found they would charge \$8K more than All the Trimmings.
- 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.
- o 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. 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**
  - Removed coiled up wires leaning against telephone pole in Michele Drive cul-de-sac.
  - Howard County installed sign we paid for identifying homes on Howard Rd flag lot. Opinion heard that it does not do enough to identify each home and, conversely, that it does identify the proper shared driveway for the homes.
  - Trees trimmed on flag lot off Michele Drive near drainage pond since those trees were planted by HOA/County.

## **Snow Removal**

- o HOCO plows roads in the neighborhood but HOA pays to plow the shared driveways. Snow removal of shared driveway off Howard Rd this year was problematic because owner equipment did not meet demands of ice. Cliff was advised to improve equipment to prevent same issue in future. Would consider hiring ATT to takeover contract if needed.

## **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.

Six ARC requests were approved between 5/2025 and now.

Opinion heard that neighbors should be notified of ARC request of adjacent property. Example of lights on pickleball court shining brightly into neighbor home brought up.

### **Social Committee Report**

- The Social Committee has disbanded so new volunteers needed. Neighbors have enjoyed annual party.

### **Communications Committee Report**

The following reminders were made:

- The HOA has new website hosted thruGoDaddy [www.warfields2hoa.com](http://www.warfields2hoa.com)
  - New website more clear and easier to navigate and easier for Board to add updates.
  - Members must request password to access financial information.
  - ARC form now online thru website.
  - Financials and meeting minutes are also available on Tidewater portal [Tidewaterproperty.com](http://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](mailto:warfields2hoa@gmail.com) or [board@warfields2hoa.com](mailto:board@warfields2hoa.com) .
  - Facebook page; Warfields II, Glenelg, not Warfields II.
  - Opinion heard that part of neighborhood is Dayton not Glenelg.

### **New Business / Membership Foru**

- Electronic Transmission Authorization Form presented and signed by those present to allow electronic elections or send electronic communications. 60% of members in good standing will need to return the form.
- Enforcement and Fine Policy presented to allow fair, consistent, legally compliant process for addressing violations.
- Multistep process explained–
  1. Cease and desist letter provided identifying violation and giving at least 15 days to abate.
  2. Formal notice provided proposing fine and right to hearing if Owner requests within 15 days.
  3. If hearing requested, Board schedules 10 or more days out.
  4. Final written decision with fine confirmed or waived and required corrective action stated.
- Elections; all 3 Board members up for election and 4 new members–Rashid Bajwa, Munir Esmail, Nagarjunaraju Konduru and Sunny Sarphare–voted in unanimously. They will decide amongst themselves how to divide roles/responsibilities.
- Meeting adjourned (8:45PM)

Sincerely,

The Warfields II HOA

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