



ROLAND PARK

Roland Park Civic League

Annual Meeting
May 20, 2020

Agenda

- ❖ Welcoming remarks, introductions and approval of Agenda 7:00PM
- ❖ Introduction of Parliamentarian 7:10PM
- ❖ Approval of Standing Rules 7:15PM
- ❖ Approval of 2019 Annual Meeting minutes 7:20PM
- ❖ Introduction of vote for slate of officers and directors for 2020 7:25PM
- ❖ Year End Reports 7:30PM
 - President
 - Finance Committee
 - Architectural Review and Roads and Maintenance
 - Community Foundation
- ❖ Goals for upcoming year 7:55PM
- ❖ Adjournment 8:00PM

Standing Rules

- ❖ The chair will announce the appointed parliamentarian for the Annual Meeting and assign one member or designee as time keeper and one member or designee to serve as teller (vote counter).
- ❖ Members must be recognized by the Chair before speaking. The member requesting recognition shall first state his/her name and Roland Park street address.
- ❖ Each member, when recognized, may speak up to 2 minutes provided that there remains time left for the business item set forth in the agenda.
- ❖ The proposed agenda and these standing rules will control the order and handling of business.
- ❖ The reading of officer and committee reports may be dispensed with or abbreviated, since copies of the visually presented reports will generally be made available at the meeting, and/or at the Roland Park Civic League's office following the Annual Meeting, and/or posted on the League's website.
- ❖ Although only members have the right to speak and vote, the Chair may choose to recognize non-member community attendees, time permitting.
- ❖ The meeting will adjourn by 8:00PM

Officer Nominees (1 year)

❖ President	Robert Connors
❖ 1 st VP	Tom Hoen
❖ 2 nd VP	Ashley Handwerk
❖ Secretary	Ann-Barron Carneal
❖ Treasurer	Jen Viglucci

Director Nominees (3 years)

❖ Plat 1	Blair Storzer
❖ Plat 4	Bobby Marinelli
❖ Plat 5/City	Andy Niazy
❖ Plat 6	Devon Dodson
❖ At Large B	Rachel Dawson
❖ At Large E	Ken Rice

Thank you “retiring” members

- ❖ Anne Stuzin
- ❖ Chris Cortright
- ❖ Steve Grantz
- ❖ Trish Carroll
- ❖ Tom Carlson

President's Report

❖ Building community

- Eddie's Movie Nights
- Fall Family Social
- Halloween Trunk or Treat
- Thanksgiving food drive
- Firehouse meals
- Spring-COVID
- Summer-?COVID

❖ Advocacy

Eddie's Movie Nights!



Fall Family Social (1st Annual!)



Fall Family Social



Halloween Trunk or Treat



Halloween Trunk or Treat



Halloween Trunk or Treat



Second Annual Thanksgiving Food Drive benefiting Langston Hughes Center in Park Heights



Delivery Day!



Dinner is Served!



Firehouse Toy Drive



Advocacy

- ❖ Supported surrounding neighborhoods in their suit against Overlook property in already congested area
- ❖ Joined these same neighbors in appealing for a more favorable long term ruling on Overlook
- ❖ Joined surrounding neighbors in requesting Falls Road/Northern Parkway traffic study including improved walkability, crossing, and cycling.
- ❖ Successfully navigated an MOU for Cross Keys redevelopment, again with collaboration between RPCL, Cross Keys condos, Cross Keys Maintenance Corp.

Advocacy

- ❖ Participated with boards of Wyndhurst and RPCF in Courageous Conversations seminar on race
- ❖ Strong Schools Maryland, Thread, and BUILD invited to present at RPCL board meetings and encouraging community participation
- ❖ Supported neighbors who developed Roland Park Self Quarantine Support Network
- ❖ Accepted funds from disbanded library group to support children's programming at RP public library

Advocacy

- ❖ **Supported legislation for 83 patrols by State Police**
- ❖ **Extensive Plat rep outreach for email lists**
- ❖ **Support of RP Baseball League including their Fall Classic which helps fund financially strapped teams in our city.**
- ❖ **Donated to the food drives of groups who were new to the Eddie's program this year.**
- ❖ **Donated to the holiday toy drive in partnership with our local fire department and Schneider's**

Honoring Our Local Heroes



Honoring Our Local Heroes



Honoring Our Local Heroes



Honoring Our Local Heroes



RPCL Finance Committee

Treasurer's Report

Annual Meeting May 20, 2020

❖ RPCL Mission & Purpose:

- Roland Park Civic League's purpose is to foster the common good and welfare of its members, to take action on those matters of mutual interest, and to otherwise represent the people of Roland Park.

❖ Finance Committee Members:

- Trish Carroll, Board Member
- Matt Clark
- Cara Kohler, Board Member
- Ian MacFarlane
- Tim Schere
- Jennifer Viglucci, Treasurer

❖ Committee Update:

- Committee meets 6-8 times annually to review current expenses and balance the budget
- 2019 – 2020 Income & Expenses in line with proposed budget
- Continued focus on ways to increase dues paid by ALL residents
- CL Cash Reserve balance has an operating account to fund 4 ½ years based on current expenses

Civic League Dues “Defined”:

❖ Regular Members:

- Regular membership dues - \$40 Cost
- Individuals eighteen (18) years of age or older who reside or own real estate in Plats 1-6 of Roland Park
- Regular membership entitles a household to one vote

❖ Associate Members:

- Associate membership costs - \$10
- Must be eighteen (18) years of age or older
- Entitled to one additional vote

❖ Billed Annually:

- 2020 – 2021 CL dues & RM fee billing mailed out in early April 2020

❖ 10% of Civic League Dues are allocated for donations annually from the Roland Park Civic League

❖ Contributions made from members of our community help offset the shortage

- Helps contribute funds for those who may need financial assistance due to COVID 19 or other reasons
- Thank you for your generosity and compassion for your neighbors and community!

CL Budget: How did 2019-2020 Look?

Pros:

- ❖ Annual dues collected year over year increased by \$850
- ❖ Increase in investment income
- ❖ Balanced Budgets
 - Excess Income Received + \$550
 - Additional Expense Savings + \$3,170

Cons:

- ❖ Annual dues collected vs. budget decreased by \$280, 1.5%
- ❖ Anticipation for a potential decrease in miscellaneous income due to potential financial constraints related to COVID-19
- ❖ RPCL made a capital contribution to R & M for emergency Path repair work

Income/Expenses	Actual 2019-2020	Budget 2019-2020	Actual vs. Budget 2019-2020
Total Income:	\$33,800	\$33,250	\$550
Office, Admin & Payroll Expenses	\$18,345	\$18,315	(\$30)
Meeting Expenses Total	\$2,045	\$3,200	\$1,155
Dues Billing Total	\$1,311	\$2,020	\$709
Event Expenses Total	\$1,368	\$1,300	(\$68)
Miscellaneous	\$1,596	\$3,000	\$1,404
Total Expenses:	\$24,665	\$27,835	\$3,170
Net Income:	\$9,135	\$5,415	

Thank you to our Office Manager, **Shari Hash** for her dedicated work. Shari has been a tremendous help with reorganizing our billing process in an effort to increase the number of member paying dues while reducing some related expenses .

We are always looking for ways to improve our billing process in an effort to be efficient and sustainable, so please share any ideas you may have.

Thank you to those who have already submitted your annual dues.

Stay well & pay your dues today to help preserve the **OUR community by keeping Roland Park historic and beautiful!**

Looking Ahead 2020-2021:

Civic League Community Membership 2019 – 2020:

# of Households	Annual Dues	Revenue	Potential Revenue Increase	Range Estimate
1,051	\$ 40	\$ 42,040	\$ 12,320	Single Memberships
1,051	\$ 45	\$ 47,295	\$ 17,575	Mean
1,051	\$ 50	\$ 52,550	\$ 22,830	Dual Memberships
		\$ 29,720		Actual 2019-2020
			\$ 17,575	Long Term GOAL: Mean - Actual

❖ 2020 – 2021 Revenue Goal: \$34,220

- Increase # of paying members by 100 households
- Increase Revenue ~\$4,500

❖ Dues Collected as of May 3rd, 2020:

- 109 Single + 138 Dual Household Memberships (~29%) = \$11,260
- \$22,960 to go to reach our annual goal
- 1/3 Processed through PayPal

❖ What can you do to help?

- Talk to your neighbors about all Roland Park has to offer
- Introduce yourself to new neighbors and educate them on RPCL
- Send your plat rep or Shari Hash Office@rolandpark.org email address for automated billing and reminders going forward

Roads & Maintenance Mission & Fees “Defined”:

❖ RPRM Mission & Purpose:

- ❖ It enforces covenants, collects maintenance fees mandated in each property’s deed and owns the network of footpaths.
- ❖ Maintenance of the footpaths and other common areas is the responsibility of the Civic League’s Maintenance Committee.

❖ Fees:

❖ Full Service Fee (**Recommended**):

- ❖ 8x the required Basic Fee to reflect the cost of current expenses
- ❖ Fee Covers:
 - Organic Debris Service - 4x per year
 - Residential Tree Planting – free tree 1x per year
 - Maintenance of Alleys (*snow removal only*)
 - Walking Paths, Islands and Small Parks
- ❖ Maintenance Service Includes
 - Path Maintenance
 - Mowing & Plantings
 - Diseased tree removal on common land
 - Repairs and improvements to common property
- ❖ All residents benefit from services funded by the full service fee, and ...
 - *ALL are encouraged to participate at this level!!!*

❖ Basic Fee (**Required**):

- ❖ Also called our “maintenance tax” set by the Roland Park Company at the turn of the century
 - Basic fees have remained unchanged since inception
 - This fee is specified in all original deeds and is required of all property owners in perpetuity
 - Roland Park Pool Membership – must be current on all dues to join the pool

❖ Delinquent Fee:

- ❖ Basic Fees not paid from prior years are deemed to be delinquent
- ❖ Roads and Maintenance generally files a lien on properties if fees are delinquent for more than two years

RM Budget: How did 2019-2020 Look?

Pros:

- ❖ Annual dues collected year over year increased by \$1,283
- ❖ Net income losses have decreased ~50% consecutively over the past 3 years - \$14k net income loss → \$4k
- ❖ Expense Savings
 - \$2,500 in overall Expense vs. Budget
 - No snow = No Plowing = Expense Savings

Cons:

- ❖ Annual dues collected vs budget decreased by \$1,682
- ❖ Organic Debris Expenses
 - Increased \$5,500 year over year
 - \$3,200 spent over budget
 - Extensive analysis concluded the need to reduce the program from 8 to 4 pick-ups per fiscal year for FULL paying residents
 - ~\$10,000 annual savings for community projects
- ❖ RPCL \$4,000 Capital Contribution to Maintenance Budget for an emergency path repair

Income/Expenses	Actual 2019-2020	Budget 2019-2020	Actual vs. Budget 2019-2020
Total Income:	\$124,932	\$123,650	\$1,283
Maintenance Committee Expenses	\$99,639	\$96,250	(\$3,389)
Office, Admin & Payroll Expenses	\$28,120	\$35,257	\$7,137
Fee Billing Total	\$1,617	\$375	(\$1,242)
Total Expenses:	\$129,376	\$131,882	\$2,506
Net Income:	(\$4,444)	(\$8,232)	

Special thank you to Andrew Marani and Tom Hunt for maintaining our Walking Paths and common areas
We hope you are able to enjoy them with your family for exercise and exploring.

Remember to social distance!

Squirrel Path received expensive repairs which were long overdue and it looks beautiful
Rye Path had a railing upgraded for safety repair

Looking Ahead 2020-2021:

Roads & Maintenance Community Membership 2019 – 2020:

# of Households	Annual Dues	Revenue	Potential Increased Revenue	Range Estimate
1,051	\$ 29	\$ 30,479	\$ (94,453.00)	Basic Fee - Required
1,051	\$129	\$ 135,579	\$ 10,647.00	Mean
1,051	\$ 228	\$ 239,628	\$ 114,696.00	Full Service Fee - Recommended
		\$ 124,932	\$ -	Actual 2019-2020
			\$ 10,647.00	Long Term GOAL: Mean - Actual

❖ 2020 – 2021 Revenue Goal: \$124,500

- Increase # of paying members by 50 households
- Increase Revenue ~\$6,500

❖ Fees Collected as of May 3rd, 2020:

- ~300 Household Memberships (~29%) = \$44,000
- \$80,500 to go to reach our annual goal
- Potential to increase fees by ~ \$115k if ALL residents paid their FULL fees

2019 – 2020 Path Maintenance Projects

Rye Path Railing – Before



Rye Path Railing - After



2019 – 2020 Path Maintenance Projects

Squirrel Path – Before



Squirrel Path - After



2020 – 2021 Maintenance Projects

- ❖ Ten Oaks Path Maintenance
- ❖ Litchfield Path Maintenance
- ❖ Fertilize and Trees Along Roland Ave
- ❖ Ongoing Annual Maintenance



Roads and Maintenance Report

Highlights

- ❖ The facade and wood trim on the shopping center were repaired and painted. Window replacements were completed and the windows have been painted.
- ❖ One Plat 5 property signed a new covenant.
- ❖ Due to coronavirus restrictions, the Board is currently reviewing applications by email.
- ❖ Tom Carlson's term as President expired. John Morrel is the new President.

Roads and Maintenance Report

APPLICATIONS 4/26/19 - 5/16/20

- ❖ 75 applications were received.
- ❖ 69 applications were approved, some with suggested revisions, some with resubmissions.
- ❖ 4 applications are pending.
- ❖ 1 application for new lighting at the Shopping Center was not reviewed due to lack of details.
- ❖ 1 application was rejected with recommendations for acceptable modifications – waiting for a revised application.

PROPERTIES UNDER COVENANT

- ❖ **99.6% of the 282 Plat 1 properties have covenants which are part of the original deeds from RP Co.**
 - **These covenants do not expire.**
 - **Most deeds prior to mid-1901 do not include a requirement for approval of alterations or additions.**
 - **One property predates the creation of Roland Park.**

PROPERTIES UNDER COVENANT

- ❖ **75% (547/729) of properties in Plats 2 – 6 are under modern renewal covenants which run with the land.**
- ❖ **All properties under covenant in Plats 2-6 require review and approval by R&M of alterations and additions.**
- ❖ **In total, 82% (828/1012) of properties in Roland Park are under covenants.**

Roads and Maintenance Report

Board Members 2020-2021

❖ Plat 1:

- Tom Carlson, Vice-President
- Gedge Rosson
- Mike Ward

❖ Plat 2:

- Claire McLaurin

❖ Plat 3:

- Laura Grier, Secretary
- Mark Mobley

Roads and Maintenance Report

Board Members 2020-2021

❖ Plat 4:

- Jim Hanna

❖ Plat 5:

- Melanie Harwood
- Beth Hayes
- Vacant

❖ Plat 6:

- John Morrel, President
- Vacant

Roland Park Community Foundation

- ❖ **Roland Water Tower Update**
- ❖ **Stony Run Update**
- ❖ **Landscape Committee Update**

Goals for 2020-2021

- ❖ Advocate for strengthened school funding consistent with Kirwan Commission recommendations
- ❖ Work with library on dispersing funds for children's programming
- ❖ Encourage resident participation in our committees and monthly meetings to support our community
- ❖ Continue supporting engagement in the Courageous Conversations on race begun in the Spring at RPEMS
- ❖ Encourage full participation in dues and fees to support our mission and infrastructure