



ROLAND PARK

Roland Park
Civic League

Annual Meeting
May 4, 2022

Welcome! And goodbye . . .

❖ Mary Kay Battafarano

❖ Trish Carroll

❖ Margaret Black

❖ Bobby Marinelli

And welcome: Erin Pauken!

In Our Community

- ❖ Goodbye to Robert Ginyard
- ❖ Chana – Dorothy Allen
- ❖ RPCL Speaker Series: Tony Bridges (tomorrow!)
- ❖ Redeemer Speaker Series, Lawrence Jackson, Shelter
(May 11—co-sponsored with Guilford & Homeland)
- ❖ The Olmsted Legacy-Laurence Cotton (May 25, here).

Agenda

- A. Welcome – Introduction of current officers and directors
- B. In Our Community
- C. Approval of Agenda and Standing Rules
- D. Introduction/Approval of Parliamentarian
- E. Approval of time keeper and teller
- F. Approval of 2021 Annual Meeting minutes by Membership
- G. Approval of April, 2022 Meeting minutes by Board
- H. Election of Nominated Candidates
- I. Year-end Reports
 - President's Report
 - Community Foundation
 - Finance Committee: FY 2021-22, Report, Proposed Budgets for 2022-23
 - Structural Task Force: Motions to approve recommendations: dues, fees
 - Greater Roland Park Master Plan
 - Architectural Review
 - Ad hoc 5G Committee
- J. Roland Park Pool -revisions to bylaws
- K. July 4th Parade returns!

Standing Rules

- ❖ **The President 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 President 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 5 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 President may choose to recognize non-member community attendees, time permitting.**

Intro of Parliamentarian & Approval of Minutes

❖ Carl Silverman

❖ Approval of 2021 Annual Meeting minutes by membership

❖ Approval of April 2022 Meeting minutes by the Board.

Election of Nominated Candidates

Proposed Officers Slate (1 year):

- ❖ President Claudia Diamond
- ❖ 1st VP Tom Hoen
- ❖ 2nd VP Ed Goodlander
- ❖ Secretary David Fitzpatrick **
- ❖ Treasurer Dan Reck *

Director Nominees (3 years)

- ❖ Plat 1: Alisya Davis
- ❖ Plat 4: Tim Hreha
- ❖ At-Large B: Cara Kohler
- ❖ At-Large C: Veida McCampbell

Current Directors: David Blumberg , Ann-Barron Carneal, Rachel Dawson, Martha Holleman, Andy Niazy, Steven Ralston, Ken Rice, Raman Tallamraju, and Rita Waters

President's Report

- ❖ Building community
- ❖ Advocacy
- ❖ Civic Engagement
- ❖ Beauty

Every picture tells a story











Roland Park Community Foundation

- ❖ Hillside Park!
- ❖ Water Tower
- ❖ Stony Run
- ❖ (Landscape Committee)

RPCL Finance Committee
Treasurer's Report
Annual Meeting May 4, 2022

❖ Finance Committee Members:

- Trish Carroll, Treasurer & Committee Chair
- Matt Clark
- Cara Kohler
- Ian MacFarlane
- Jennifer Viglucci

CL Budget: 2021-2022

Income/Expenses	Actual 2020-2021 (11 mos)	Budget 2020-2021 (12 mos)	Actual vs. Budget 2020-2021
Dues:	\$ 28,172	\$ 32,500	\$ (4,328)
Total Income:	\$ 30,633	\$ 34,022	\$ (3,389)
Admin & Payroll Expenses	\$ 14,547	\$ 14,785	\$ 238
Office & Meeting Expenses	\$ 5,437	\$ 6,362	\$ 925
Other (Includes charitable donations)	\$ 2,768	\$ 3,818	\$ 1,050
Total Expenses:	\$ 22,752	\$ 24,965	\$ 2,213
Net Income:	\$ 7,881	\$ 9,057	

NOTE: Expenses for April ~\$2,400 bringing total actual expenses to ~\$25,152 reducing net income to \$5,481.

CL Proposed Budget: 2022-2023

Income/Expenses	Budget 2022-2023 (\$40 per HH)	Budget 2022-2023 (\$50 per HH)	Difference
Dues: (Assumes 60% participation)	\$ 22,264	\$ 27,830	\$ 5,566
Total Income:	\$ 25,214	\$ 30,780	\$ 5,566
Admin & Payroll Expenses	\$ 19,024	\$ 19,024	0
Office & Meeting Expenses	\$ 9,750	\$ 9,750	0
Other (Excludes charitable donations)	\$ 2,300	\$ 2,300	0
Total Expenses:	\$ 31,074	\$ 31,074	0
Net Income:	\$ (5,860)	\$ (295)	

NOTE: 100% of households @ \$40 = \$40,480 dues income
100% of households @ \$50 = \$50,000 dues income

RM Budget 2021-22 & Proposed Budget 2022-23

Income/Expenses	Actual 2021-2022 (11 mos)	Budget 2021-2022 (12 mos)	Actual vs. Budget 2021-2022	Proposed Budget 2022-2023
Fees (Basic and Full):	\$ 113,822	\$ 127,500	\$ (13,678)	\$ 115,000
Total Income:	\$ 117,454	\$ 131,035	\$ (13,581)	\$ 117,035
Maintenance Committee Expenses	\$ 81,400	\$ 94,000	\$ 12,600	\$ 79,729
Office, Admin & Payroll Expenses	\$ 30,281	\$ 33,291	\$ 3,010	\$ 37,271
Total Expenses:	\$ 111,708	\$ 127,341	\$ 15,610	\$ 117,000
Net Income:	\$ 5,746	\$ 3,694	\$ (2,052)	\$ 35

NOTE: Expenses for April ~\$20,000 bringing total actual expenses to ~\$131,000 creating a fiscal year shortfall of ~\$13,000

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

- ❖ 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

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:
 - Residential Tree Planting – free tree 1x per year
 - Maintenance of Alleys (*snow removal only*)
 - Walking Paths, Islands and Small Parks
 - 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

Structural Task Force Findings

- ❖ No structural changes to RPCL and R&M are recommended
- ❖ Total income for RPCL and R&M have changed little since the 1980's (the last time there was a change to dues/fees)
- ❖ Costs continue to rise, which means that we have had to:
 - Cut services (yard waste pickup)
 - Defer maintenance
- ❖ We concluded we must find ways to increase revenue

Task Force Findings (continued)

❖ There are several actions we can take to increase revenue:

- Increase the number of households that pay
- Increase the amount that each household pays
- Find new revenue streams

Task Force Findings (continued)

- ❖ Increase the number of households that pay
 - Better explain the roles of RPCL, RPR&M, RPCF, and the value of supporting them
 - Improve reporting on payments
 - Provide easier ways to pay
 - Follow up with non-paying households
 - Improved and simplified billing
- ❖ Increase the amount that each household pays
 - Improved and simplified billing
 - Simplify RPCL dues structure
 - Modify the confusing 8X to a flat amount (TBD)
 - Promote providing support for special projects on the bill
- ❖ Find new revenue streams
 - Transfer fee on home sales
 - Fee to title services for looking up covenants and outstanding required fees.

Greater Roland Park Masterplan

❖ Master Plan Committee conducted 10-year review 2019 - 2021

❖ Key findings:

- Major accomplishments in green space (tree planting, Stony Run Master Plan, Water Tower renovation/ park, now Hillside Park)
- Continuing concerns around traffic, pedestrian safety, infrastructure and property crime
- Emerging priority around racial equity and inclusion.
 - Remains deep concern among neighborhood residents
 - Civic League sponsored *Courageous Conversations About Race*
 - Co-hosted Paige Glotzer, author of *How the Suburbs were Segregated*, as first in Speaker Series, also hosted Dana Moore, city's first chief Equity Officer

Greater Roland Park Masterplan

Recommendations:

- Work with existing committees to address quality of life issues
- Publicly acknowledge past history of exclusion
- Build individual and collective skills to continue work towards more open/diverse and welcoming community
- Join with others to advance equity and expand opportunity:
 - Actively support RPEMS as heart of community
 - Prioritize traffic and pedestrian safety issues at Poly and Western
 - Broaden support and engagement with Hillside Park as place for all city residents
 - Explore opportunities to create more affordable housing in the community
 - Support city-wide efforts/ initiatives that create opportunity (ex: Strong Schools)

Roads and Maintenance (Architectural Review)

Board Members 2022-2023:

Plat One: Mike Ward, David Soderblom

Plat Two: Claire McLaurin

Plat Three: Rich Holzman, Ed Schaefer

Plat Four A: Matt Morgan

Plat Five (City / County): Kirsten Johnson

Plat Six: Scott Vieth, John Morrel

At Large: Patrick Ward (Plat Two)

Vacancies: Plat One (1), Plat Five (2)

R&M (Architectural Review Board)

Responsibilities:

- ❖ Architectural review of exterior improvements
- ❖ Permanent 'hardscape' features on property
- ❖ Interior improvements and landscaping not subject to review / approval
- ❖ Common area 'roads and maintenance' projects have been managed by the CL Maintenance Committee for the past decade

R&M (Architectural Review Board)

2021 – 2022 Applications:

- ❖ Focus on homes due to COVID-19
- ❖ Common projects: Windows, doors, trim, fences, painting, additions
- ❖ Approximately 65 applications in the past year
- ❖ The vast majority of projects are approved, 20 – 25% require some degree of follow-up or resubmission
- ❖ Acceptable door and window styles account for the most questions and follow-up

PROPERTIES UNDER COVENANT

- ❖ 99.6% of the 282 Plat 1 properties have covenants which are part of the original deeds from RP Co.
- ❖ 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.

Ad hoc 5G Committee

Last but not least!

- ❖ Pool bylaws for Board consideration.
- ❖ CL dues increase
- ❖ July 4 celebration & parade (July 2 10:00 a.m.)
- ❖ Next meeting (required by bylaws): Wed, June 1.
- ❖ No meetings in July and August.