

**SEVERN CREST HOA**  
**BOARD OF DIRECTORS MEETING MINUTES**  
July 22, 2024

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**Attendees:**

**HOA Board Members:** Marion Biggerstaff, Director/ Jim Rymer, Treasurer,/Jay Scull, Secretary

**Residents attending:** Christine Henry, Suzanne Rymer, Linda Satosky, Margaret Surette, Nelson Surette, Brett Tyler

**Call to Order:** The meeting was called to order by Jay Scull at 6:00 PM at Jim Rymer' s home

- **Treasurer's Report:** - As of 7/22/24

Checking Account: \$ 8296

Savings Account: \$ 477

- **Architectural Committee Report:** A request for a window A/C unit installation was disapproved. A request for a front railing installation is in process. Any change or proposed change to a homeowners property must be submitted to the Architectural Review Committee for approval at least 30 days prior to the start of work. A copy of the Architectural request form may be downloaded from the Severn Crest website.

- **Koch Homes Severn Reserve Community:** Incidents of speeding appear to be less frequent but still occur on occasion. Jay will contact Justin Coombs, Severn Reserve HOA President and ask him to remind his residents not to speed through Severn Crest.

- **Villas at Severn Crest Development:** Previous Information- P&Z issued a letter to Dewberry on 11/20/23 with 20 pages of comments. Submittal of responses was due by 1/19/24. On 1/5/24, Dewberry requested an extension to 7/17/24. Dewberry was granted an extension to 7/17/24.

Update- Jay spoke with Teresa Russin of P&Z on 7/24/24 and confirmed that Dewberry did submit their responses on time. P&Z has 60 days to review and issue another letter to Dewberry. Jay will submit a request in August to be put on the list for distribution of the letter as soon as it is issued.

- **Route 170 widening:** Previous Information: - Chau Chim, replaced Eric Florence.at HOA. The design is 80% complete. An environmental permit was expected to be approved by April 2024. As stated before MDOT has budgeted 568K in 2024 and 2025 for Engineering and Right of way, but no construction funds are included in the budget. Chau Chim is no longer with SHA. Gina Goettler is the new Project Manager.

Update- The MD State Highway Association (SHA) issued an announcement by mail of an 170 Project Open House. Several Severn Crest residents attended the Open House

on 6/27/24. Allison Pickard, AACO Council President and the AACO Head of Transportation met with SHA and presented the need for a traffic light at the intersection of 170 and Minnetonka Road. Severn Crest residents can help by sending an e-mail requesting the light to [GGoettler@mdot.maryland.gov](mailto:GGoettler@mdot.maryland.gov).

- **LDC Grant:** Previous Information- On 3/21/-3/22/24, Stormwater Facilities relocated the fence behind 7822 Truitt lane, dugout the swale, removed the excess dirt and laid new sod. SW then relocated the sump pump lines from 7818 and 7820 to empty into the existing swale on Truitt lane. On 4/10/24, The swale was inspected and approved by the County Inspector. The repaving of the driveway is expected to be completed in May 2024.

Update-The repaving and widening of the driveway serving the homes at 7820, 7822, 7824 and 7826 was completed on 5/7/24.

- **Old Business:** (1) Legal action for Compliance with Severn Crest Covenants- Previous Information-The Board allocated \$700 from the 2023 HOA budget and authorized a law firm to send a letter seeking compliance to the age restrictions to the resident who is in violation. The letter was approved by the Board and sent by certified mail on 10/31/23. The resident had 30 days to comply from receipt of the letter. In December 2023, the Board sought homeowners' approval by e-mail vote of a one-time assessment of \$150 per household, for further legal expenses if needed to bring the violating resident into compliance. On 12/15/23, the assessment was approved by a majority 2/3rds vote of the homeowners with 27 approvals. Three homeowners voted to disapprove and 15 did not respond. Collection of the fees referenced above will be delayed until the costs are actually incurred. An attorney for the non-complying resident responded to our attorney that our HOA Board had given its client a waiver. Our attorney asked for proof, but since there is none, none has been provided. At the Annual HOA meeting on 6/1/24, the Board announced it had incurred expenses of slightly over \$2000 in this effort and would assess each household \$150 to restore the budget and pursue action with a different lawyer who will seek a court injunction against the non-complying resident.

Update- As of this writing, the Board has received the \$150 assessment from 40 of the 45 households and is moving forward with the legal action.

(2) A few of our residents, among others, are speeding on Minnetonka at Truitt Lane and not coming to a full stop at Truitt lane. Others are speeding on Truitt lane. Regarding this, Jay will follow up with Lt. Mc Graph who attended the Annual HOA meeting about the placement of a portable flashing light speed sign on Minnetonka Road and request an officer to patrol our neighborhood.

(3) Bags of dog feces being left at the side of the road, on homeowners property and on the common lot. There has been some improvement but there still are some incidents.

- **New Business:** From the Annual HOA meeting (1) Architectural Committee review of solar panel installation requests. Unless the covenants are changed, any changes to the exterior of the house require review and approval by the Architectural Review Committee. (2) Emergency plans for unexpected expenses. The Board has historically maintained a balance of around \$3000 for emergencies. The recent assessment will allow us to restore the balance. (3) Trimming of trees behind the Severn Crest sign. Major trimming will damage the trees that provide screening to the common ground and

nearby homes. New items for the Board (1) Consider using 30 approval votes by e-mail to make proposed changes to the HOA covenants (2) Evaluate risk of two large trees on common ground falling on home at 7726 Buckingham Nursery Drive.

- **Homeowners Comments:** The community was saddened to hear of the recent passing of long time resident Aurora O' Hara, mother of Frances Rodriguez.
- **Annual Picnic:** The annual picnic is being planned for October 5th with a contingency date of October 12th. Notice to follow.
- **Next Meeting:** The next meeting will be held at Jim Rymer' s house on September16th. Notice to follow.