

SEVERN CREST HOA
BOARD OF DIRECTORS MEETING MINUTES
November 11, 2024

Attendees:

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

Residents attending: Anne Handy, Ram Bhagat, Sandi Burash, Bob Burash, Christine Henry, Suzanne Rymer, Linda Satosky, Margaret Surette, Nelson Surette

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 11/16/24

Checking Account: \$ 6483.38

Savings Account: \$ 476.96

- **Architectural Committee Report:** No new submittals reported. 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:** A blue SUV has been seen speeding on Truitt Lane. It was suggested that the Board send a letter to the resident. Jay will contact Justin Coombs, Severn Reserve HOA President regarding this matter.

- **Villas at Severn Crest Development:** Previous Information- On 1/5/24, Dewberry requested an extension to 7/17/24. Dewberry was granted an extension to 7/17/24. Jay spoke with Teresa Russin of P&Z on 7/24/24 and confirmed that Dewberry did submit their responses on time. P&Z had 60 days to review and issue another letter to Dewberry.

Previous Information- Jay requested and obtained the letter dated 9/11/24. P&Z has approved Dewberry's application on three conditions. By 9/11/25, they must address five remaining outstanding P&Z comments, obtain all permits, and submit a digital record plat.

- **Route 170 widening:** Previous Information: - 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. Gina Goettler is the new Project Manager. 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. At least four e-mails were sent to Gina Goettler by Severn Crest residents.

Update- The latest SHA evaluation of the safety and traffic operations at the intersection of Rt.170 and Minnetonka Road again showed that the intersection does not qualify for a traffic light. SHA is planning to install a painted channelized island with Kwik curb and Do Not Block Intersection operation. Jay has sent e-mails to Gina Goettler regarding support for the traffic light and Amit Joshi, PE with respect to the installation plans.

- **Old Business:** (1) Legal action for removal of underage child- Previous Information- 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. The Board has received the \$150 assessment from 44 of the 45 households and has retained a new lawyer who is proceeding with a complaint in the AACO Circuit Court.

Update- The complaint has been entered in the AACO Circuit Court.

(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 still intends to 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) Our concerns about the need for a traffic light were discussed with Quanesha Richardson, AACO Community Engagement officer. Quanesha stated she would talk with the AACO Traffic Engineer and Allison Pichard. Jay will follow up with Quanesha. (4) The use of 30 approval votes by e-mail to make proposed changes to the HOA covenants was again discussed. Jay will issue an e-mail requesting a community wide vote to approve the process. (4) Jay is still pursuing AMTRAC via MD MTA to drop two trees.

- **New Business:** (1) The Board would like the homeowner at 7728 Buckingham Nursery Drive to see if his insurance company would pay for the dropping of a tree on common ground from falling on his home. The Board is considering paying some costs for two similar trees the resident at 7726 Buckingham Nursery Drive had dropped. (2) AACO school buses have been seen on Truitt Lane- The Board needs to confirm the bus number or numbers to be able to submit a complaint to the County.

- **Homeowners Comments:** The placing of trash in other residents containers was discussed. This is not allowed unless permission has been obtained from the resident. There are still incidents of bags of dog feces being left on the community lot or on the roadside. Any offenders are asked to stop.

- **Next Meeting:** The next meeting will be held at Anne and Martin Handy' s house on January 13th, 2025. Notice to follow.