

## ***Welcome to Box Hill North***

The Board of Directors and the Townhouse Committee of Box Hill Community Services Association (BHCSA) welcome you and your family to Box Hill North. We hope you find this guide to be a quick and helpful resource as it has been designed to acquaint you with the Community.

Box Hill North was developed in 1976 by Art Builders, Inc. and is one of the first planned Communities in Harford County. Over 858 homes envelope 217 acres; 210 of those homes are our Townhomes. The barn, pool, tennis courts, pond and our nine (9) Townhouse courts are at the very center of our Community. We are confident you will find it advantageous to be centrally located.

### **Homeowner's Association (HOA)**

#### **Board of Directors & Declaration of Covenants**

BHCSA is governed by the Declaration of Covenants and administered by the 5-member Board of Directors. The entire HOA operates by the volunteer efforts of its residents—including the Board of Directors—who are elected each year. The Board of Directors meet on the third Wednesday of every month at 7:30p.m. Meetings are open to all residents.

Upon settlement, you should have received a current copy of the Covenants and By-Laws (renters: request a copy from your landlord). Contact your real estate agent or seller if you have not received your copy. (Up-to-date copies may be purchased at the Barn).

Briefly stated, the Covenants outline the responsibilities of the Board of Directors, Design Review Board, homeowners, and lists a variety of restrictions as well. Based on the Covenants, the Board of Directors are responsible to set and collect the general and parcel assessments.

Assessments are billed on a quarterly basis. All owners are required to pay the general assessment, which is used to maintain all commonly owned properties. In addition, the townhouse owners are billed a parcel assessments for all group services such as lawn maintenance, snow removal, trash removal, and other budgeted items. If you

have not received an invoice, please contact the office secretary at the Barn.

#### **Barnstormer**

The Barnstormer is a monthly newsletter mailed to all residents and owners. The newsletter is designed to keep all residents informed on any issues, meetings, activities, etc.

#### **Design Review Board**

The Board's charge is to regulate the external design and appearance of all properties. Any exterior changes to your property **must first have** the Design Review Board's approval. Application for changes can be picked up at the Barn. Board meets monthly on Monday's at 8:00 in the barn the week of the Board of Directors meeting.

#### **Townhouse Committee**

The Townhouse Committee serves to facilitate the group services contracts as well as address any issues regarding townhouse courts and properties. Although court representatives have committed their time for the betterment of their court, all residents are encouraged to join the monthly meetings. See Barnstormer for dates/times.

#### **Townhouse Services**

##### **Lawn Service**

Usually, the lawn service contract duration is April through October and includes the cutting of grass in the front of each townhome as well as the general and limited common areas. Most contracts include edging and trimming, but may vary from year-to-year.

It is the resident's responsibility to satisfactorily maintain the grass in the rear yard, to trim tree limbs to allow for a six-foot high walking area, and to keep shrubbery trimmed. Toys and other obstructions should be removed from the lawn to allow the contractor to fulfill his obligation.

##### **Snow Removal**

The county does not maintain our townhouse courts; therefore, snow removal (and any other court maintenance) is at the expense of townhouse owners. Contract language varies but usually highlights snow removal at certain heights, may provide salt/sand/chemical applications, and may provide for the snow to be shoveled from community-owned sidewalks.

It is the resident's responsibility to remove snow from the walkway leading to/from front door and to clear/clean parking areas.

Never park your car in such a manner, which prevents the contractor from performing his duties.

#### **Trash/Recycling Day**

Currently, trash is picked up twice a week on Monday and Thursday, excluding holidays, with recyclables on Monday. We ask all residents to: store trash bags, cans or containers in the rear yard of the home throughout the week and to place the trash and recyclables out front no earlier than six o'clock the preceding evening. We take pride in our community and feel that storing trash containers in the front yard not only distract from the aesthetic quality of our community but also encourage both domestic and wild animals to rummage through the refuse.

Our current contractor is Harford Sanitation Services, Inc. – (410) 838-5472. Bulk items will be picked up curbside but requires a call ahead and an additional fee. (Twice annually BHCSA sponsors Dumpster Day where residents may utilize several dumpsters to dispose of bulk items. (Check the Barnstormer for further details.)

Harford County recycles curbside by using blue bags alternating weeks of paper/cardboard or glass/plastic/metal. Recyclables are picked up on Mondays. Yard waste must be disposed of separately.

#### **Number of Parking Spaces**

Two spaces are available for your use, although only one may be marked. Visitor parking is available on a limited basis. You are not guaranteed parking should you have more than two vehicles, nor are your guests necessarily guaranteed parking on your court. However, you and your guests may utilize the nearest county road for additional parking.

#### **Areas Not Assigned for Parking**

By design the townhouse courts are different, though each have areas where parking is not permitted. Some courts have even elected to paint red or stripe those particular areas. It is imperative for these areas to remain open, as they have been reserved for fire/ambulance, mail delivery, or for traffic turn-around. However, tempting, we ask you

to observe and respect the no-parking areas and to remind your guests of the same.

**AREAS ON YOUR COURT:**

**Each Court has its own Nuances**

Too numerous to mention—but as important—each court has its own nuances. For instance, some courts have an annual picnic or yard sale, while others have a “court clean-up day” where everyone pitches in to make the parking areas and/or common ground more presentable. You are not obligated to take part in these events, but it is a wonderful opportunity to become acquainted with your neighbors.

**Use of Limited Common Ground**

Limited common ground is the grassy area between and around townhomes. As residents, you and your family may use this area for gatherings. Due to the varied size of such ground, please be respectful of neighbors by cleaning up toys and litter after each use and by keeping the level of noise to a minimum.

**Use of Facilities**

**Leisure Center** (the Barn) The Center may be reserved for a nominal fee (plus a refundable security deposit) for your parties. The Center holds 73 people, and has tables, chairs, fireplace and a full kitchen.

**Tennis Courts** Two courts are located near the Barn/Pool. Call the office (Barn) for more details.

**Pool Season** Memorial Day to Labor Day. Fees vary according to membership. The pool may be rented for an additional fee for your private parties.

**Playground** Located near Barn/Pool. Open from dawn to dusk.

All facilities are open to Box Hill North residents who are current on their assessments. Call the office for additional details.

Box Hill North has a variety of events throughout the year and as many committees. Volunteers are often needed and we encourage you to get involved. The Townhouse Committee is a good place to start.

**Once Again, Welcome to Box Hill North.**

**CURRENT BOARD OF DIRECTORS**

Robyn Kalwa- President  
Anne Lyle – Vice President  
– Treasurer  
– Secretary  
Doyle McCracken – Director

**COMMITTEE CHAIRPERSON**

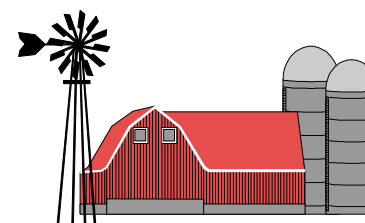
Barnstormer – OPEN  
Building & Grounds – OPEN  
Children’s – Tammy Killean-Sears  
Design Review Board – Ilyse Horgan  
Playground – OPEN  
Pool – OPEN  
Townhouse - Darlene Sakers  
Outreach – OPEN  
Website – Eric Morris

**TELEPHONE NUMBERS**

Emergency – 911  
Bel Air Police – (410) 638-4500  
Sheriff – (410) 838-6600  
Bel Air Library – (410) 638-3151  
WSJ School – (410) 638-3900  
Bel Air Middle – (410) 638-4140  
Bel Air High – (410) 638-4600  
Box Hill Pizzeria – (410) 569-1788  
Patterson Mill – (410) 638-4640  
Abingdon Library – (410) 638-3990

**Box Hill  
Community  
Services**

**Association, Inc.**



**BOX HILL – PRIDE INSIDE**

**A Townhouse Guide**

**Overview of Services**

**BOX HILL COMMUNITY SERVICES  
ASSOCIATION  
2920 STRATHAVEN LANE  
ABINGDON, MARYLAND 21009  
(410) 515-3958  
Fax – (410) 515-3962  
Website – [boxhillnorth.org](http://boxhillnorth.org)**