



## Hickory Ridge Community Association

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# FY2022 Annual Report

Our fiscal year ended April 30, 2022. During the year, the Village's **Representative to the Columbia Board of Directors** was Jessamine Duvall. The members of our **Village Board** of Directors were:

Lisa Dean, Chair  
Deb McPherson, Vice Chair

Skye Anderson  
Kristine Amari

Janssen Evelyn

The Board employs a Village Manager who oversees the day-to-day operation of the Village and she acts as advisor to the Board. The Manager hires Covenant Advisors who process forms for architectural alterations, perform compliance inspections, act as liaisons to the Resident Architectural Committee (RAC) and handle resident inquiries. The Manager also hires any other necessary staff. The current Village staff is comprised of the following: Laura Mayton, Village Manager; Tania Tavares, Covenant Advisor for applications and compliance and Devora Wilkinson, Covenant Advisor for violations; Emily Rieger, Special Events Coordinator; Charlotte Nisos, Bookkeeper; Bill Laing, Facility Manager; Erica Carpio, Head Facility Assistant; and John Pongracz and Heather Havranek, Facility Assistants.

## Village Board

The Village Board continued to meet via Zoom for FY2022. The Board effectively advocated for the community and worked on the following issues this past fiscal year:

- In-person operations for the Village office were resumed early in the fiscal year and continued throughout FY2022. The Village office was staffed and open most days, 9:30am-5:00pm.
- Supported community programs by approving donations to Atholton High School, Wilde Lake High School, Harpers Choice Middle School, Wilde Lake Middle School, Bryant Woods Elementary School, and Swansfield Elementary Schools as well as Grassroots Crisis Center and Community Ecology Institute.
- Interfaced with Howard County's Department of Public Works regarding crosswalks, road repaving, drainage, water and sewer, bike lanes, and traffic safety issues. Successfully advocated for a stoplight at Howard Community College entrance on Hickory Ridge Road at Campus Drive (projected installation, fall 2022).
- Worked with CA Open Space to handle various resident concerns, including watershed issues and general maintenance.
- Hired land use counsel and counsel for community association issues.
- Reviewed Village Election policies and procedures by forming a Special Committee on Review of Election Policies and Procedures. The Special Committee met six times and submitted documents and recommendations for Board review. The Village Board implemented many of the recommendations of the committee by setting campaign contribution limits, adding new Board candidate documents and approving a more detailed conflict of interest policy.
- Sponsored Scout Pack 720.
- Provided County Executive Calvin Ball with priorities for the FY23 County Budget.
- Attended events throughout the community either virtually or in person.

- Participated in meetings of the Village Board Chairs.
- Provided multiple ways for the community to participate in the annual Village election.
- Continued to participate in the process for proposed redevelopment of the Hickory Ridge Village Center by owner Kimco Realty. The Board was represented by Counsel at mediation between the Village and Kimco. The proposal was denied by the Howard County Zoning Board.
- Village elections were held at the end of April with absentee ballots mailed to each household in Hickory Ridge. In-person voting occurred on Election Day, April 23, 2022.

## Covenant Work

The following volunteers served on the **Resident Architectural Committee (RAC)**:

Bob Opatovsky, Chair  
Linda Loesch, Vice Chair

Celindah Grier  
Barbara Condron

Ed Gillis  
Craig Benjamin

Tania Tavares, Covenant Advisor for Applications, coordinated the RAC's review of 189 Exterior Alteration Applications: approving 174 through the regular process, and 13 via the Fast Track process. The RAC denied two applications; both of which were appealed by the applicant.

Appeals are heard by the **Architectural Committee (AC)**, composed of three Village Board members and two RAC members. In FY2022, Skye Anderson chaired the AC, joined by Janssen Evelyn, Kristine Amari, Linda Loesch, and Celindah Grier. Two appeals were heard in FY2022. Tania facilitated the Appeal Hearings, and the AC voted to uphold the denial of the applications by the RAC.

Additionally, Tania received 99 requests for a Letters of Compliance. Eighty-six (86) Letters of Compliance and 24 Letters of Non-Compliance were issued.

Covenant Advisors and the Village Manager collaborated with the RAC, AC and community residents to review and revise the Architectural Guidelines through a series of meetings and comment periods. The new Guidelines were adopted by the Board in April 2022 and became operative at the beginning of FY2023.

Devora Wilkinson, Covenant Advisor for Violations, completed the second year of her two-year term on the Architectural Resource Committee (ARC) at Columbia Association. The ARC pursues violation cases after the Villages have exhausted their violation processes. In this capacity, Devora evaluated properties subject to the ARC process in every Village of Columbia and attended monthly ARC meetings.

In FY2022, Devora handled 25 new covenant violation cases and resolved 22 covenant cases. No new cases were sent to the ARC from Hickory Ridge for legal action this fiscal year. However, one case was carried over from FY2022 into FY2023.

## Special Events

Annual Village events were resumed in FY2022. Events were held in-person until a winter surge in the pandemic, and then the events were either cancelled or they transitioned to virtual events. In the early spring, several in-person events were held again. Emily Rieger, Special Events Coordinator, planned and spearheaded the following events in FY2022:

1. Shred and E-cycle (2)
2. Columbia Cleans

3. Flea Market
4. Holiday Craft Shop
5. BINGO events (4)
6. Paint & Sip
7. Volunteer Dinner
8. Ladies' Night
9. 55+ Lunch & Chair Yoga (2)
10. Story Times (7)
11. Royal Tea Party
12. Halloween at the Hickory Ridge Village Center
13. Adult Trivia
14. Back-to-School Ice Cream Social
15. Beer Tasting
16. Community Celebration for Village Election
17. Co-sponsored a cooking demonstration with the Longfellow Garden Club

## Committee Work

The Watershed Advisory Committee (WAC) provided articles about watershed preservation and environmental awareness for publication in the LOG newsletter. The WAC organized several pull and plants and open space cleanups involving volunteers of all ages. In addition, the committee fielded many resident questions about water run-off and conducted 3 site visits upon resident request. The WAC cut invasive vines off about 100 trees in Open Space so the trees would not be killed and could continue absorbing storm water where it falls. Three areas with serious erosion or water issues in the Hickory Ridge watershed were identified by the WAC, and WAC members recommended Columbia Association and Howard County address these areas. The following volunteers served on the WAC during the FY2022 year: Deborah Wessner, Gregg Schwind, Iris Mars, and Jerry Lioi.

## The Hawthorn Center

The Hawthorn Center is used for both meetings and social rentals. Interested in hosting a wedding, party or business meeting? Please call for our very reasonable rates. We are open to CA residents and non-residents for rentals. The income from rentals of The Hawthorn Center allows the Village staff to offer more events and services to Village residents.

Bill Laing, the Facility Manager, coordinates social and meeting rentals of The Hawthorn Center. Rentals of The Hawthorn Center resumed at the start of the FY2022 fiscal year. While not up to pre-COVID levels, rentals continued throughout the fiscal year, with some cancellations if COVID case numbers rose. In FY22, The Hawthorn Center was rented for 119 social events and meetings.

## Services

In FY2022, the Village offered the following services:

Notary Public	Storm water assessments (WAC)	Cul-de-sac Grants
Block Party Grants	Mowers List	Scoop the Poop signs
Faxing & Copy Services	Maps & schedules	Welcome Bag for new residents
Snow Shovelers List	Soil sample drop-off site	

## FY22 Year-end

The Village Association brought in \$377,701 income. Expenses were \$370,315. The Village operating reserve totals \$46,155. \$293,701 of our income is our share of the CA special assessment that all Columbia residents pay yearly. Here is a breakdown of the budget:

<b><u>Income</u></b>	
CA Assessment Share	\$293,701
Rentals	\$ 75,465
Interest	\$ 127
Special Events	\$ 3,026
Fees	\$ 292
Miscellaneous	<u>\$ 5,090</u>
<b>Total</b>	<b>\$377,701</b>
<b><u>Expenses:</u></b>	
Staff Salaries	\$198,774
Payroll Benefits	\$ 24,005
Payroll Taxes	\$ 17,261
Contract Labor	\$ 236
Janitorial Expenses	\$ 18,488
Fees	\$ 35,042
Operating Expenses	\$ 7,320
Business Expenses	\$ 1,147
Insurance	\$ 8,640
Advertising	\$ 911
Newsletter	\$ 0
Other printing	\$ 4,273
Donations	\$ 8,200
Special Events	\$ 12,729
Taxes	\$ 863
Utilities	\$ 9,648
Maintenance	\$ 4,866
Furniture & Fixtures	\$ 9,011
<u>Depreciation</u>	<u>\$ (8,901)</u>
<b>Total</b>	<b>\$370,315</b>