



## HICKORY RIDGE VILLAGE BOARD MEETING AGENDA

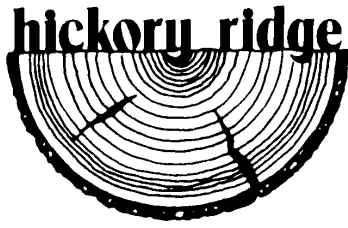
November 10, 2025 • 7:30pm

In person, at The Hawthorn Center with hybrid option

*Residents may comment on agenda items when the item is introduced for up to two minutes.*

*Board members are happy to receive feedback via email at [board@hrvboard.org](mailto:board@hrvboard.org).*

1. Approval of Agenda
2. Approval of October 13, 2025, Meeting Minutes
3. Board Update
4. Resident Speak – Out: *two minutes per speaker to discuss items **NOT** on the agenda.*
5. CA Board of Directors Report—Skye Anderson
6. New Business:
  - A. FY25 Annual Report
7. Old Business:
  - A. Candidate Requirements for 2026 Election
  - B. Board Meeting Schedule
8. Manager Report—Laura Mayton
9. Action Items
10. Adjournment



## Hickory Ridge Community Association

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6175 Sunny Spring, Columbia, Maryland 21044 • 410 730-7327  
hickoryridgevillage.org • thehawthorncenter.org

# FY2025 Annual Report

Our fiscal year ended April 30, 2025. During the year, the Village's **Representative to the Columbia Board of Directors** was Skye Anderson. The members of our **Village Board** of Directors were:

Steve Hannan, Chair  
Kristine Amari, Vice Chair

Samantha Link  
Michael Campbell

Jared Ball

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 and manages 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 and manages any other necessary staff. The FY2025 Village staff was: 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; Heather Havranek, Facility Manager; and Erica Carpio, Ellen Gallagher Roberts, Daniel Nairn and John Pongracz, Facility Assistants.

## Village Board

The Village Board alternated in-person and hybrid meetings in FY2025. The Board effectively advocated for the community and worked on the following issues this past fiscal year:

- Supported community programs by approving donations to Atholton High School PTSA, Wilde Lake High School PTSA, Wilde Lake Middle School Boosters, Harpers Choice Middle School PTSA, Swansfield Elementary PTA, Clemens Crossing Elementary PTA and Bryant Woods Elementary School PTA as well as Grassroots Crisis Center, Community Ecology Institute, The Village in Howard, Columbia Housing Center, CHS Sundevils, Clemens Crossing Cyclones, STAND and the Hickory Ridge scholarship at Howard Community College.
- Communicated with Howard County's Department of Public Works regarding crosswalks, road repaving, drainage, bike lanes, and traffic safety issues.
- Worked with CA Open Space to handle various resident concerns, including watershed issues and general maintenance.
- Provided County Executive Calvin Ball with priorities for the FY26 County Budget.
- Provided Columbia Association with priorities for the FY26 budget.
- Attended events throughout the community either virtually or in person.
- Negotiated new, three-year Facility Management and Grant Agreements with Columbia Association.

In FY2025, five candidates ran for five open Board seats. Because the number of candidates equaled the number of open seats, per the Hickory Ridge Bylaws, Section 2.03 *"Notwithstanding anything to the contrary set forth herein, if, after the deadline date for candidate's statements has closed, the number of candidates meeting the requirements set forth in Section 2.03 is less than or equal to the number of vacant director positions, the qualified nominees shall be deemed to have been elected by the members and the Board of Directors shall appoint such nominees to the available director positions for the term provided for in Article 8 of the Association's Articles of Incorporation."*

## Covenant Work

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

Bob Opatovsky, Chair  
Matt Heyne

Celindah Grier, Vice Chair  
Barbara Condron

Ed Gillis

Shane Lease

In FY2025, Tania Tavares, Covenant Advisor for Applications, coordinated the RAC's review of 128 Exterior Alteration Applications: approving 116 through the regular process, and 12 via the Fast Track process. No applications were withdrawn, denied or appealed.

Appeals of Exterior Alteration application decisions are heard by the **Architectural Committee (AC)**, composed of three Village Board members and two RAC members. In FY2025, The AC members were Jared Ball, Samantha Link, Kristine Amari and Celindah Grier and Matt Heyne. There were no requests for an appeal FY2025.

Additionally, Tania received 71 requests for a Letter of Compliance. Sixty-six Letters of Compliance and 14 Letters of Non-Compliance were issued.

In FY2025, Devora Wilkinson, Covenant Advisor for Violations, handled 67 covenant inquiries. From these inquiries, 25 new covenant violation cases were opened. Devora resolved 28 covenant cases in FY2025. Two violation cases were unresolved at the end of the FY2025 fiscal year and carried over into FY2026.

Devora, in addition to supervising violations in Hickory Ridge, participates in the Architectural Resource Committee (ARC) at Columbia Association. The ARC pursues violation cases after the Villages have exhausted their violation process. In this capacity, Devora attended monthly ARC meetings. At the end of the FY2025 year, Hickory Ridge had no active cases at the ARC.

## Special Events

For the Village residents, Emily Rieger, Special Events Coordinator, planned and directed thirty-one events in FY2025:

1. Lego Night (2)
2. Story Time
  - a. Flowers
  - b. Eagles
  - c. Camping
  - d. Farm
  - e. Shark
  - f. Fall
  - g. Turkey
  - h. Snowman
  - i. Gingerbread
  - j. Spread a Little Love
  - k. Snake
  - l. Donut
3. Family Photo Shoot, co-sponsored with Florentia Photography
4. Hickory Ridge Pool Party
5. Open Space Appreciation Luncheon
6. Puzzle & Lunch

7. Back to School Party
8. Axe Throwing, Drinks & BBQ
9. Halloween at The Hickory Ridge Village Center
10. Swansfield Trunk and Treat
11. Stock the Fridge for Hickory Ridge
12. Flea Market
13. Calligraphy
14. Winter Artisan Market
15. Paint & Sip (2)
16. Toys for Tots Food Truck Dinner co-sponsored with Wanna Pizza This
17. Puzzle & Desserts
18. Committee Appreciation Dinner
19. Columbia Cleans
20. Community Celebration

## **Committee Work**

The Watershed Advisory Committee (WAC) provided articles about watershed preservation and environmental awareness for publication in the LOG newsletter. The WAC organized open space cleanups involving volunteers of all ages. In addition, the committee fielded many resident questions about water run-off and conducted site visits upon resident request. The committee also surveyed pathways in Open Space in Clary's Forest and made recommendations to Columbia Association Open Space to address the watershed concerns. The following volunteers served on the WAC during the FY2025 year: Deborah Wessner-Chair, Jerry Lioi, Vanessa Mims, Mary-Claire Roghmann, Donna Warner, Frank Horstman, Leah Donovan and Crystal Konny.

The FY2025 Election Committee was formed by the Board in November of 2024. These members serve through the Village election at the end of the fiscal year and the Committee dissolves with the Chair's report to the Board in June following the election. The following volunteers served on the FY2025 Election Committee: Don Warner-Chair, Celindah Grier-Vice Chair, Kathleen Hill, Wendy Steward and Nemo Lionikis.

The Community Engagement Volunteers changed from a Board Committee to a group of volunteers managed by staff in December 2024. The mission of the volunteers is to connect residents across the Village's neighborhoods by creating links that will increase communication in the Village. They hosted community walks starting at The Hawthorn Center almost every Monday at 10:00am and quarterly happy hours for new residents. They also attend Hickory Ridge events with the goal of connecting with residents. The following volunteers served on the CEV during the FY2025 year: Paul Armstrong, Brian England, Viviana Lindo and Simona Puiu.

## **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.

Heather Havranek, the Facility Manager, coordinated the social and meeting rentals of the building. The Hawthorn Center executed more than 130 rental contracts in FY2025 and two year-long lease agreements.

## Services

In FY2025, the Village offered the following services:

|                               |                               |                         |
|-------------------------------|-------------------------------|-------------------------|
| Notary Public                 | Storm water assessments (WAC) | Cul-de-sac Grants       |
| Block Party Grants            | Scoop the Poop signs          | Faxing & Copy Services  |
| Welcome Bag for new residents | Snow Shovelers List           | Babysitters List        |
| Mowers List                   | Who to Call Information       | HOA Contact Information |

## FY2025 Year-end

The Village Association brought in \$437,667 income. Expenses were \$468,173. The Village operating reserve totals \$67,572. \$320,887 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  | \$325,876        |
| Rentals              | \$161,708        |
| Interest             | \$ 135           |
| Special Events       | \$ 5,125         |
| Fees                 | \$ 132           |
| Miscellaneous        | <u>\$ 2,420</u>  |
| <b>Total</b>         | <b>\$437,667</b> |

|                         |                  |
|-------------------------|------------------|
| <b><u>Expenses:</u></b> |                  |
| Staff Salaries          | \$277,329        |
| Contract Labor          | \$ 1,725         |
| Payroll Benefits        | \$ 22,492        |
| Payroll Taxes           | \$ 21,748        |
| Janitorial Expenses     | \$ 28,964        |
| Fees                    | \$ 14,281        |
| Operating Expenses      | \$ 13,293        |
| Business Expenses       | \$ 1,900         |
| Insurance               | \$ 10,414        |
| Advertising             | \$ 1,029         |
| Newsletter              | \$ 21,369        |
| Other printing          | \$ 4,699         |
| Donations               | \$ 12,100        |
| Special Events          | \$ 27,627        |
| Taxes                   | \$ 2,465         |
| Utilities               | \$ 12,751        |
| Maintenance             | \$ 9,381         |
| Furniture & Fixtures    | \$ 1,583         |
| <u>Depreciation</u>     | <u>\$ 4,237</u>  |
| <b>Total</b>            | <b>\$489,386</b> |

HICKORY RIDGE COMMUNITY ASSOCIATION, INC,

**Candidate's Acknowledgement**To be *completed by each applicant* for candidacy.To be submitted *at the time of Candidate's Statement submission*.1. **Candidate's Statement Acknowledgment**

I agree and acknowledge that in order to qualify as a candidate in the 20254 Hickory Ridge Village Association ("Association") election, I am required to:

- (a) Be a member of the Association, and
- (b) Submit a *Candidate's Statement* consisting of the following three parts, each of which must be completed and submitted together no later than 5:00 p.m. on March 101, 20254:
  - 150-word Personal Campaign Statement
  - Candidate Disclosure Statement
  - Campaign Pledge

2. **Candidate's Handbook**

I acknowledge that I have received and read a copy of the Association's:

- *Candidate's Handbook* setting forth information and requirements related to applying for candidacy, the election process, the governing election guidelines and procedures, and the certification of a winning candidate's election. The Candidate's Handbook includes the current *Conflict of Interest Policy* and the current *Election Guidelines and Procedures* describing the governing election guidelines and procedures.

Print first and last name: \_\_\_\_\_

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

Candidate for: \_\_\_\_\_ Village Board \_\_\_\_\_ Columbia Association Representative

Address: \_\_\_\_\_

Email: \_\_\_\_\_ Phone: \_\_\_\_\_

FOR USE BY VILLAGE OFFICE ONLY:

Received Date: \_\_\_\_\_

Village Manager/Staff: \_\_\_\_\_

HICKORY RIDGE COMMUNITY ASSOCIATION, INC.

**Campaign Pledge**

This Campaign Pledge is part of the Candidate's Statement and is to be *completed by each applicant* for candidacy. Completed Campaign Pledge is required to be submitted *at the time of Candidate's Statement submission*.

**Purpose.** Purposes of this Pledge include removing barriers to full participation by candidates and voters in Hickory Ridge Community Association, Inc. ("Association") elections and promoting diversity, equity and inclusion in Association elections and their outcomes through (a) ~~equalizing the relative eliminating the~~ cost of a candidate's election campaign so participation is within reach of all Association members; (b) equalizing the relative ability of Association members to affect the outcome of Association elections; and (c) promoting transparency of Association campaigns and elections.

**Who is required to submit Pledge, When and Where.** This Pledge is one of the three parts of the *Candidate's Statement*, all of which together are to be completed and submitted by each applicant for candidacy no later than 5:00 p.m. on March 10, 2025, via email to [manager@hickoryridgevillage.org](mailto:manager@hickoryridgevillage.org).

**PLEDGE**

I am a member of the Association and an applicant for candidacy to serve in elected office representing Association residents. In connection with my candidacy and campaign for the 2025 Association elections, I hereby pledge and agree that, to the best of my ability and after exercising reasonable and good faith due diligence:

The Hickory Ridge Village ~~Board~~ election process seeks to facilitate maximum access and participation for all Village residents. Therefore, the Village stipulates that there be no expenditures funds/donations for the promotion of an individual candidate or group of candidates during the election cycle. Materials to promote election awareness will be provided by the Village to candidates.

1. I pledge that I will ~~only use~~~~not produce or accept~~ campaign materials ~~not produced by Hickory Ridge the Village, or~~

2. I will not accept campaign monetary contributions.

3. Those who campaign on my behalf will only use campaign materials produced by Hickory Ridge.

~~1.~~

~~2.~~ **Violation of Pledge: Action by Board.** If, even after exercising reasonable and good faith due diligence, I knowingly violate this Pledge, I agree that the Hickory Ridge Village Association, Inc. Board of Directors may take such action as they deem appropriate, including, but not limited to (a) requiring I return all contributions accepted in violation of this pledge; (b) a public reprimand or public censure (including, to the extent practical, a permanent posting of such reprimand or censure on the Associations' website, in the *The Log* newsletter, and on the Association's

Facebook and Twitter); or (d) requesting I resign or requesting I recuse myself from the discussion and vote on any matters giving rise to such violation and before the Association; and/or (e) calling for a vote of the Association members to remove me from office.

By my signature below, I hereby agree to fulfill each and every provision of this Pledge to the best of my ability and to use reasonable and good faith efforts in doing so.

Print first and last name: \_\_\_\_\_

Sign first and last name: \_\_\_\_\_

Date: \_\_\_\_\_



## Candidate's Handbook

All candidates for the Columbia Council and Village Board will receive a copy of this handbook.

To run for either the Village Board or the Columbia Association Board of Directors (Columbia Council), candidates must submit the following by **Monday, March 10, 2025, at 5pm:**

1. A statement of no more than 150 words, as counted in the Microsoft Word software program. If a candidate's statement is greater than 150 words, Village staff will notify the candidate via email and give them 24 hours to revise the statement to 150 words. If the candidate does not respond within 24 hours, the statement will be cut to 150 words as it is.
2. A signed copy of the *Candidate's Acknowledgement*.
3. A signed copy of the *Candidate Disclosure Statement*.
4. Completed *Candidate Application*.
5. A signed copy of the *Campaign Pledge*.

The documents listed above are in this Handbook.

### Information Candidates should know:

- Village staff will verify that candidates are members of the Association. If homeownership cannot be verified using state information, a deed should be provided. Renters must provide a valid lease, in their name, for [a property](#) in the Village.
- ~~Signs may not be placed on Columbia Association property or public property. Candidate signs may be placed on private property, with permission. On Election Day, please follow the Election Day Sign map for sign placement and electioneering at The Hawthorn Center. See Election Day Sign Map. Candidates must use signs supplied by Hickory Ridge Community Association (HRCA).~~
- ~~Signs may not be placed on Columbia Association property or public property. Candidate signs may be placed on private property, with permission. On Election Day, please follow the Election Day Sign map for sign placement and electioneering at The Hawthorn Center. See Election Day Sign Map.~~
- Please read the Campaign Pledge carefully. A brief summary of the main points is below, but the documents themselves should be read thoroughly.
  - Candidates are not to accept monetary contributions of any kind, nor are they allowed to self-finance their campaign.
  - ~~Contributions of a volunteer's time consisting of canvassing on a candidate's behalf shall not be considered an in-kind contribution. Volunteers are~~

[welcome to canvas on behalf of candidates provided they use materials produced by Hickory Ridge Community Association.](#)

- Candidates are encouraged to distribute HRCA-provided flyers and signs which promote election activities.
- ~~Candidates should encourage those campaigning on their behalf to distribute HRCA-provided flyers and signs.~~

Also included in this Handbook are the following documents that Candidates should review:

- Election Calendar 2025<sup>4</sup>
- Who Can Run
- Election Day Sign Map
- Election Procedures and Guidelines



## Hickory Ridge Community Association

6175 Sunny Spring, Columbia, Maryland 21044 • 410 730-7327  
hickoryridgevillage.org • thehawthorncenter.org

### Application for Candidates

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Email address: \_\_\_\_\_

Telephone: \_\_\_\_\_

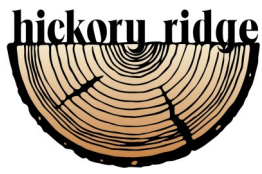
Village Board \_\_\_\_\_ Columbia Association Board \_\_\_\_\_

*Candidates may run for either the Hickory Ridge Village Board **OR** the Columbia Association Board of Directors, but candidates **MAY NOT** run both seats in the same election. Please note that a Board member's property must be in compliance with the Covenants of Hickory Ridge. After the election, a winning candidate's property will be inspected for compliance.*

Commented [LM1]: Should this be changed?

Please submit the following items, **including this completed form**, to the Village Manager at [manager@hickoryridgevillage.org](mailto:manager@hickoryridgevillage.org) no later than Monday, March 10, 2023, at 5pm.

1. *Application for Candidates.*
2. A statement of no more than 150 words, as counted in the Microsoft Word software program. If your statement is greater than 150 words, the Village staff will notify you via email and give you 24 hours to revise the statement to 150 words. If you do not respond within 24 hours, the statement will be cut to 150 words as it is.
3. A signed copy of the *Candidate's Acknowledgement*.
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# Hickory Ridge Village Election Information

## Columbia Council (CA Board of Directors)

The candidates are:

⇒ Skye Anderson

⇒ Jared Ball



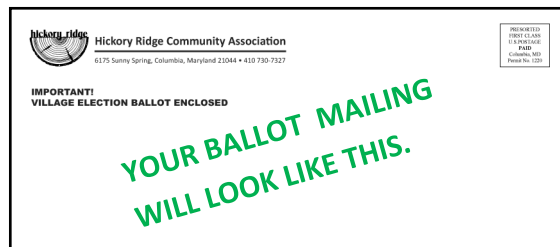
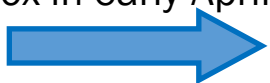
Scan this QR code for more election information including candidate questionnaire as well as all things Hickory Ridge!

*The Village Board is not contested.*

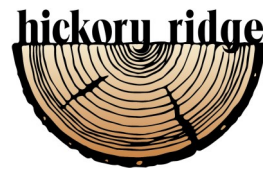
## Election Events:

- Virtual Candidate Forum — Monday, March 31st, 7:00pm
- Absentee ballots arrive in your mailbox in early April.
- In-person Candidate Forum — Monday, April 7th, 7:00pm,  
The Hawthorn Center
- Community Celebration — Friday, April 25th, 5:30 - 7:30pm,  
The Hawthorn Center
- Election Day — Saturday, April 26th, 9:00am - 12:00pm,  
The Hawthorn Center

Ballots will hit your mailbox in early April!



**THIS IS AN AUTHORIZED CAMPAIGN FLYER PRODUCED BY HICKORY RIDGE COMMUNITY ASSOCIATION. OTHER FLYERS ARE NOT ALLOWED.** CONCERNS? EMAIL \_\_\_\_\_



# Hickory Ridge Village Election Information

## Columbia Council (CA Board of Directors)

The candidates are:

⇒ Skye Anderson

⇒ Jared Ball



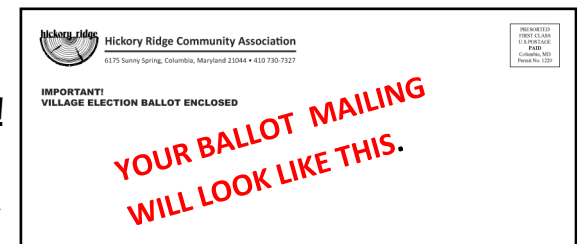
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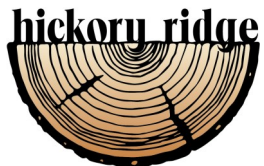


# CANDIDATE STATEMENT

Candidate FOR Columbia Council  
(CA Board of Directors)

## Skye Anderson (Clary's Forest)

Hickory Ridge has been home for 35 years. I've trained dogs here, read The LOG voraciously during my Afghanistan deployment, served on the Village Board and its committees, attended nearly every event, engaged my neighbors in conversation about Columbia, held weekly Office Hours, and handed out CA business cards so you can easily contact me. More important than electing someone who thinks like you is how a decision is made and what would change it. I strive to be approachable, seek your opinion, listen to my neighbors: as a scientist, I'm objective and educate myself on the issues. My presence on the CA Board is an asset to Hickory Ridge: I would be honored to serve a third term. Please exercise your right and responsibility to vote to continue the service you have entrusted me with: CA needs experienced board members! Re-elect Skye!



**THIS IS AN AUTHORIZED CAMPAIGN FLYER  
PRODUCED BY HICKORY RIDGE COMMUNITY  
ASSOCIATION. OTHER FLYERS ARE NOT AL-  
LOWED.** CONCERNS? EMAIL \_\_\_\_\_

# CANDIDATE STATEMENTS

Candidates FOR Columbia Council (CA Board of Directors)

## ⇒ Skye Anderson (Clary's Forest)

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## ⇒ Jared Ball (Clemens Crossing)

Greetings, my name is Jared Ball and I am seeking your vote for the Columbia Association Board. I was raised and have lived most of my life here in Columbia, with my wife have raised two daughters here, and have served two terms on the Hickory Ridge Village Board. I am a veteran of the US Navy, where I served during Desert Shield and Storm, I have been a professor in Maryland state colleges and universities for more than 20 years, and, most importantly, I have nearly 30 years of direct engagement with any number of political and social movements all of which was recently recognized with a Freedom Scholars Award. If you are looking for a candidate to vigorously defend diversity, peace, redistribution of resources, goods, services, and protection of our environment from outside corporate influence, I am here for you.



## Manager's Report November 10, 2025

### 1. Dates to Note:

- **November 12**, 7:00pm, The Author Next Door with Little Patuxent Review
- **November 15**, 7:00pm, Family BINGO Night
- **November 16**, 2:00 – 5:00pm, Winter Artisan Market
- **November 19**, 7:30pm, RAC meeting, virtual
- **November 20**, e-issue of The Log newsletter
- **December 8**, 7:30pm, virtual Board meeting

**2. Monday Community Walks:** On Monday mornings, walk the Hawthorn neighborhood paths with members of the community. Meet at The Hawthorn Center at 10:00am, take a walk, and enjoy a coffee at The Hawthorn Center on us! Happening almost every Monday. Follow Hickory Ridge on Facebook or Instagram using the QR code below for weekly updates or email [community@hickoryridgevillage.org](mailto:community@hickoryridgevillage.org) for more information!

**3. Winter Artisan Market:** Get a head start on your holiday shopping--featuring over 20+ local artists (many from Hickory Ridge) showcasing handmade goods, unique gifts and more! Come support local makers and find one-of-a-kind items perfect for everyone on your list. FREE to attend and all are welcome!

**4. The Hawthorn Center Hill Regrading:** Columbia Association has engaged a contractor to regrade the hill next to The Hawthorn Center and in front of the Hawthorn Pool to provide more community gathering space. After regrading, trees will be planted, a perennial garden will be installed along the driveway to the pool's parking lot and the area will be landscaped. Work begins on November 6<sup>th</sup> and will hopefully be completed two weeks later.

**5. Howard County Police, Community Outreach & Pathways Division:** Do you know that Howard County Police are rebuilding their Community Outreach & Pathways Division? If you have community or pathway concerns, you can call 410-313-2207 or email [HCPDOutreach@howardcountymd.gov](mailto:HCPDOutreach@howardcountymd.gov).

**6. Open Space Issues:** Report issues on CA Open Space via a form on their web site. Photos may be included. It is also helpful to note the location, if possible. Tot lots and bridges are marked with identification numbers. Visit CA's web site here: <https://columbiaassociation.org/open-space/contact-us/> To view current CA Open Space projects, visit <https://experience.arcgis.com/experience/400d4f61a51e4db6acebe2daf5971244>

**7. Follow Hickory Ridge:** Find all the ways to connect with [Hickory Ridge here:](#)



### 8. Committee Reports:

- **Resident Architectural Committee:** The RAC continues to review applications as usual.
- **CARES Committee:** CARES meets regularly on the third Thursday of each month at 7:00pm. For meeting information, see the calendar on our website.
- **Aging Well in Columbia (AWC) at CA:** No updates for this meeting.