



Hickory Ridge Community Association

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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 \$489,386. The Village operating reserve totals \$81,443. \$325,876 of our income is our share of the CA special assessment that all Columbia residents pay yearly. Here is a breakdown of the budget:

<u>Income</u>	
CA Assessment Share	\$325,876
Rentals	\$161,708
Interest	\$ 135
Special Events	\$ 5,125
Fees	\$ 132
Miscellaneous	<u>\$ 2,420</u>
Total	\$437,667

<u>Expenses:</u>	
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>
Total	\$489,386