



# The Communicator



Cedar Day Newsletter

[www.cedardaycommunity.com](http://www.cedardaycommunity.com)

December 2021

## President's Report

Although there were still some concerns over COVID19 or whatever variant we're on, we managed to have our annual meeting this year. Thanks to everyone who attended or sent in their proxies for a quorum. I think the most important item from the meeting was that the 2022 Dues Assessment will remain at \$233.00. The dues notices will be mailed out in late December, as always.

We did have some questions about fences and the Design Review Board is looking into adapting new rules to add more uniformity for fences. By the time this newsletter is posted, those changes will be available on the website, ([www.cedardaycommunity.com](http://www.cedardaycommunity.com)), under the Covenants and Restrictions tab, in the Revised Rules List information. If you have any questions, as always, don't hesitate to contact me. I would also mention that the "supply chain" issue is making some materials difficult to get. So, long delays can be expected.

Earlier this week, I was at a neighbor's house while they were having some outside work done and happened to check their exhaust vent from their dryer. It was so clogged with lint; nothing could get out. If you haven't checked your dryer vent lately, this may be a good time to make yourself a note to check it.

While I'm talking about vents, another neighbor told me that the exhaust vent from his bathroom was exhausting into his attic and created mold all over the roof plywood. Something else worth taking a look at.

Have a Merry Christmas and a Happy New Year.

*Gerry Mannel*



## Vice President's Report

I hope everyone is enjoying the Holiday season! I've been enjoying all the festive outdoor lighting and holiday displays throughout the Cedarday community. And doesn't the Cedarday sign look great decorated with the holiday wreaths! I don't know about you, but I'm more than ready to say goodbye to 2021 and say hello to a new year!

Overall, the community stormwater ponds remain in good shape. As I mentioned in my September update, most of our attention and resources this year have been focused on addressing items identified by Harford County during its triannual inspection of the Bynum pond. We've made several improvements to the Bynum pond including adding a gate valve to the outflow drainage pipe; a swale along the south side of the pond to channel water run-off from the nearby hill; and leveling out the area beyond the outflow pipe and extending the riprap area to control erosion. Now after all that work, I expected the Bynum pond to be the least of my worries. But after inspecting the pond after the remnants of Hurricane Ida passed through the area in early September, I noticed another fallen tree and some damage to the outflow riprap area just beyond the outflow drainage pipe. Fortunately, with a little effort, I was able to clear the fallen tree. Fixing the damage to the riprap area required a bit more effort but I was able to complete that repair as well. Hopefully it will last for a few years!

The other two stormwater ponds at Deepwood and Sidehill appear in good shape. I expect the County will be inspecting the Deepwood pond by the end of the year or early in 2022.

Well, that's a wrap for 2021!

Wishing everyone a wonderful holiday season and a Happy New Year!

*Fran Mergler*



# Treasurer's Report



	2021 Proposed	2021 Jan - TD	2021 Prj.Remain	Over (Under) Budget	Projected Actual
<b>Income</b>					
Assessments	\$37,513.00	\$37,604.10	\$0.00	91.10	\$37,604.10
Interest	\$1,500.00	\$1,183.62	\$0.00	(316.38)	\$1,183.62
<b>Total Income</b>	<b>\$39,013.00</b>	<b>\$38,787.72</b>	<b>\$0.00</b>	<b>(225.28)</b>	<b>\$38,787.72</b>
<b>Expenses</b>					
<b>Meetings</b>					
Annual Meeting	\$50.00	\$0.00	\$0.00	<b>(50.00)</b>	\$0.00
<b>Professional Fees:</b>	<b>\$6,600.00</b>	<b>\$4,698.68</b>	<b>\$0.00</b>	<b>(1,901.32)</b>	<b>\$4,698.68</b>
Accountant	\$500.00	\$485.00	\$0.00	(15.00)	\$485.00
Advertising	\$100.00	\$103.68	\$0.00	3.68	\$103.68
Attorney	\$1,500.00	\$125.00	\$0.00	(1,375.00)	\$125.00
Insurance (Liability & Bond)	\$4,500.00	\$3,985.00	\$0.00	(515.00)	\$3,985.00
<b>Utilities:</b>	<b>\$400.00</b>	<b>\$319.07</b>	<b>\$0.00</b>	<b>(80.93)</b>	<b>\$319.07</b>
<b>Maintenance:</b>	<b>\$13,621.00</b>	<b>\$17,676.56</b>	<b>\$0.00</b>	<b>4,055.56</b>	<b>\$17,676.56</b>
Mowing of Ponds	\$6,125.00	\$3,500.00	\$0.00	(2,625.00)	\$3,500.00
Routine Pond Maintenance	\$3,000.00	\$10,660.00	\$0.00	7,660.00	\$10,660.00
Mowing: sign and common areas	\$2,496.00	\$2,418.00	\$0.00	(78.00)	\$2,418.00
Landscaping - Sign	\$0.00	\$0.00	\$0.00	-	\$0.00
Maintenance Sign Landscaping	\$2,000.00	\$1,098.56	\$0.00	(901.44)	\$1,098.56
Pond Survey	\$0.00	\$0.00	\$0.00	-	\$0.00
<b>Office Supplies</b>					
Ink, Paper, Envelopes	\$375.00	\$362.34	\$0.00	(12.66)	\$362.34
<b>Website</b>	<b>\$175.00</b>	<b>\$145.99</b>	<b>\$0.00</b>	<b>(29.01)</b>	<b>\$145.99</b>
<b>Postage &amp; Delivery</b>	<b>\$495.00</b>	<b>\$386.00</b>	<b>\$0.00</b>	<b>(109.00)</b>	<b>\$386.00</b>
Stamps	\$320.00	\$220.00	\$0.00	(100.00)	\$220.00
Certified Letters	\$25.00	\$0.00	\$0.00	(25.00)	\$0.00
P.O. Box	\$150.00	\$166.00	\$0.00	16.00	\$166.00
<b>Welcome/ Social</b>	<b>\$300.00</b>	<b>\$60.00</b>	<b>\$0.00</b>	<b>(240.00)</b>	<b>\$60.00</b>
<b>Taxes:</b>	<b>\$490.00</b>	<b>\$479.00</b>	<b>\$0.00</b>	<b>(11.00)</b>	<b>\$479.00</b>
Federal	\$390.00	\$376.00	\$0.00	(14.00)	\$376.00
State	\$100.00	\$103.00	\$0.00	3.00	\$103.00
<b>Total Expenses</b>	<b>\$22,506.00</b>	<b>\$24,127.64</b>	<b>\$0.00</b>	<b>\$1,621.64</b>	<b>\$24,127.64</b>
<b>Total Reserve (Income - Expenses)</b>	<b>\$16,507.00</b>	<b>\$14,660.08</b>			<b>\$14,660.08</b>



Treasurer  
Laurie Mergler



## Time to Check your Design Review Board

Since we've had a number of new homeowners move into Cedarday, I thought it may be worth reprinting this old DRB article. I know this has been written before, but as time has gone by, it seems to have been forgotten.

**ALL EXTERNAL CHANGES, TO YOUR PROPERTY, MUST BE APPROVED BY THE DESIGN REVIEW BOARD.**

I know it can seem ridiculous at times. And just when you say that, your neighbor pours concrete pads, all in front of their home, because they're afraid of snakes hiding in the bushes. True story. Guess who's the bad guy?

We have heard it over and over. I didn't think I needed to have that approved. Particularly when it comes to children's play equipment, painting doors, landscaping, etc.

This is what the covenants direct the Design Review Board to do.

"The Design Review Board shall regulate the external design, appearance, use, location and maintenance of the Property and of structures thereon in such a manner so as to preserve and enhance values and to maintain a harmonious relationship among structures and the natural vegetation and topography."

One of the issues confronting the DRB, lately, is complaints of unused children's play equipment. As children grow up and no longer use play equipment, it's left to deteriorate. Please review your property and consider sale or removal of unused equipment.

A homeowner once told me they read an article that said, HOA covenants are only a problem, when they stop **you** from doing something you want to do.

The covenants and all Cedarday documents can be viewed or copied from our web site, [cedardaycommunity.com](http://cedardaycommunity.com), under the Covenants and Restrictions tab.



## Time to Check your Landscaping Growth

It's usually late spring before we notice how big our bushes and trees have grown. Especially ones near the sidewalks. This is a good time to take a look at them and cut them back.

Not being much of a landscape person, I've been amazed at how much plants and trees can be cut back. Some of our plants had gotten so large, we were thinking about removing them and planting new ones. Instead we literally cut some to the ground and others we trimmed back a good 30%. The ones we cut to the ground did take a year to come back. The ones we trimmed looked fantastic by late spring.

## You Get a Roof and You Get a Roof and You Get a Roof

You may have noticed a lot of Cedarday homeowners have been having their roofs replaced this Fall. It seems that because of a storm we had in September, some of our roofs were damaged. Because of the age of our roofs, when there is damage, the entire roof needs to be replaced. It also seems most of the cost is covered by your homeowner's insurance. If you're interested in knowing more, give me a call at 410-569-9851.

*Gerry Mannel*

## Tidbits from the Editor

### Harford County Snow Plan

When it snows, DPW employees concentrate on keeping the major County roads and primary neighborhood roads passable. These roads are cleared as soon as possible after the storm is over.

Application of materials begins as soon as snow starts to fall. Plowing begins when snow is three or more inches deep and the temperature indicates that there will be no melting. Even after plowing, snow that has been hard packed by traffic often remains on the street, where the County plows are unable to remove it completely. In this situation, salt is applied to promote melting.

After the snow stops falling, and after the major County roads and primary neighborhood roads are cleared, crews concentrate on clearing snow from all neighborhood streets and salt is applied.

#### WHAT YOU CAN EXPECT WHEN IT SNOWS: 0—6 INCHES

It takes about 8 hours following the end of a 0-6 inch snowfall to plow and/or treat every County road once.

#### 6—12 INCHES

After a 6—12 inch snowfall, you can expect County roads to be cleared within 8 to 12 hours. At that time, one pass should have been made through all County roads.

#### 12—18 INCHES

After a 12-18 inch snowfall, our crews will complete the work in about 12—30 hours.

#### 18—24 INCHES

After an 18-24 inch snowfall, you can expect one pass to have been made through all County roads in 30 hours.

HOWEVER, the type of snow (wet or powdery), the temperature, and wind conditions following the storm can alter this schedule.

Please be patient! Roads are plowed according to their priority and reviewed at the end of each season. Snow fighters work around the clock until all 1055 miles of County maintained roads are passable.

We will use a force of approx. 195 employees and 150 pieces of snow removal equipment for routine snow plowing and we have available 20 additional pieces of equipment for use when conditions dictate. We store 20,000 tons of salt to get the job done.

FIRST PRIORITY : EMERGENCY ROADS  
SECOND PRIORITY: MAIN ROADS  
THIRD PRIORITY: SECONDARY ROADS & CUL-DE-SACS



## Help Protect Our Storm Water Ponds

Fall has arrived, and as usual, there is an abundance of fallen leaves on the ground throughout Cedarday. Most of our residents or their contractors have been busy removing the leaves. I want to remind you and the contractors to please refrain from disposing of the leaves down our many storm drains. This practice will result in the leaves flowing into 1 of our 3 storm-water-management ponds. Dredging the ponds is a very costly undertaking, which can only be paid for by using funds from our annual assessment, which of course, is paid for by you. So, please do not throw your leaves in the street or down the storm drains.

#### Board of Directors Meetings

The Board of Directors will hold their meetings at the President's home at 807 Deepwood Ct. Meetings start at 6:30 pm.

#### Upcoming

#### 2022 Board of Director Meetings

February 13

April 21

June 16



The board encourages interested homeowners to attend these meetings. We value your input and opinions.