



The Communicator



Cedar Day Newsletter

www.cedardaycommunity.com

December 2020

President's Report

I hope everyone and their families have been safe and unaffected by COVID19. Although challenging and perhaps not as large of an in person gathering for Christmas this year, I'm still looking forward to being with my family. Some in person and some by Facetime. Please stay safe and enjoy a Merry Christmas and Happy New Year.

I'm not sure what next year will bring, but I don't think I'm going to miss 2020. If there was a silver lining, I guess it was completing every little project I've thought about for the last five years. I even look forward to house cleaning day, just to have something to do. OK! that's not true.

This year's Annual Meeting was canceled, like so many other things, due to the COVID19. However! I'd still like to thank the new and returning board members and all the many homeowners who work hard on special events and tasks throughout the year. Your services are deeply appreciated.

The Annual Dues Notices will be mailed out later this month. In order to keep pace with increasing operating cost, there is an increase in the annual assessment. It is now \$233.00. Please make any banking changes necessary for the increase.

The HOA board updated the Rules List this year. The updates were reviewed by our attorney and filed with Harford County along with our updated mailing address and contact information contained in the covenants.

Gerry Mannel



Vice President's Report

Today, I visited all 3 storm water management ponds. All 3 of the ponds are in good shape, the last mowing and cleaning of the weeds has been accomplished.

There are several issues with the ponds:

The Bynum Run pond access way has partially washed out and is slated for repair within the next 6 months.

The Sidehill pond has a new groundhog hole which we will address in the spring.

On a positive note, the Deep Wood pond access road was partially washed out during the past year. We had a new contractor address this problem and I am very pleased to say that even with the heavy rains we have had, there was no sign of washout.

The community property looks in good shape.

I hope you have a Happy and Safe holiday.

PLEASE DRIVE CAREFULLY.

Thank You,

Bob Fortenbaugh



Treasurer's Report



	2020 Proposed	2020 Jan - TD	2020 Prj.Remain	Projected Actual
Income				
Assessments	\$34,132.00	\$34,344.10	\$0.00	\$34,344.10
Interest	\$875.00	\$1,352.80	\$0.30	\$1,353.10
Total Income	\$35,007.00	\$35,696.90	\$0.30	\$35,697.20
Expenses				
Meetings				
Annual Meeting	\$50.00	\$50.00	\$0.00	\$50.00
Professional Fees:	\$6,600.00	\$5,337.00	\$840.00	\$6,177.00
Accountant	\$500.00	\$485.00	\$0.00	\$485.00
Advertising	\$100.00	\$0.00	\$0.00	\$0.00
Attorney	\$1,500.00	\$660.00	\$840.00	\$1,500.00
Insurance (Liability & Bond)	\$4,500.00	\$4,192.00	\$0.00	\$4,192.00
Utilities:	\$400.00	\$318.54	\$81.46	\$400.00
Maintenance:	\$11,434.00	\$12,055.00	\$0.00	\$12,055.00
Mowing of Ponds	\$5,250.00	\$3,500.00	\$0.00	\$3,500.00
Routine Pond Maintenance	\$2,000.00	\$4,640.00	\$0.00	\$4,640.00
Mowing: sign and common areas	\$2,184.00	\$2,445.00	\$0.00	\$2,445.00
Landscaping - Sign	\$0.00	\$0.00	\$0.00	\$0.00
Maintenance Sign Landscaping	\$2,000.00	\$770.00	\$0.00	\$770.00
Pond Survey	\$0.00	\$700.00	\$0.00	\$700.00
Office Supplies				
Ink, Paper, Envelopes	\$550.00	\$184.64	\$365.36	\$550.00
Website	\$175.00	\$145.99	\$0.00	\$145.99
Postage & Delivery	\$425.00	\$250.50	\$14.50	\$425.00
Stamps	\$275.00	\$110.00	\$0.00	\$275.00
Certified Letters	\$25.00	\$10.50	\$14.50	\$25.00
P.O. Box	\$125.00	\$130.00	\$0.00	\$130.00
Welcome/ Social	\$300.00	\$260.00	\$40.00	\$300.00
Taxes:	\$270.00	\$273.00	\$0.00	\$273.00
Federal	\$205.00	\$214.00	\$0.00	\$214.00
State	\$65.00	\$59.00	\$0.00	\$59.00
Total Expenses	\$20,204.00	\$18,874.67	\$1,341.32	\$20,375.99
Total Reserve (Income - Expenses)	\$14,803.00			\$15,321.21



Treasurer
Laurie Mergler



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, under the Covenants and Restrictions tab.

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.

I think this is a funny story, although my wife may not agree with me. We have Firepower Nandina's in front of our home. For years they have been hanging all over the sidewalk. Every time I threatened to cut them back, I was told you can't just do that. You have to reach inside and carefully and strategically cut them back. Not going to happen!

Last fall we were having some landscaping done and I asked if the Nandinas could be cut back. With that the landscaper instructed one of his men to grab the gas powered hedge trimmer and hack them back. No reach inside, no strategic planning; 8" to 12" gone off the top and front. In early spring we thought about pulling them out, they looked so bad. Our landscaper said give them some more time. By the end of April they looked beautiful.

I've been thinking our Japanese Maple is looking a little too big lately.

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

--As you all probably remember, a new housing subdivision called Monarch Glen was approved by the Harford County Council about 2 years ago. The subdivision is now being built approximately behind and to the left of our community entrance sign. At this time, it has a functional entrance off Wheel Road. When the project is completed, there will be about 62 single-family homes and 62 villas (somewhat similar to townhouses). At this time, many of the homes have been sold and already have residents. The villas and lots seem to be selling very well. I visited one of the Villas and was very impressed with its layout. I wasn't as impressed with its price. With all the extras, it would have been pushing \$600,000.00.

--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 just want to remind you and the contractors to please refrain from disposing of the leaves down our many storm drains. This practice will just wind up filling our 3 storm-water-management ponds, which we just had dredged a year or so ago, to fill back up a lot quicker than necessary. Dredging the ponds is an especially 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 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

2021 Board of Director Meetings

February 11

April 8

June 10



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