



The Communicator



Cedar Day Newsletter

www.cedardaycommunity.com

September 2021

Annual Meeting September 15 at the Lutheran Church of the Good Shepherd, 1515 Emmorton Rd.

President's Report

With Covid 19 and the Delta variant under better control and understanding, we are moving forward with the Cedarday Annual Homeowners Meeting. Like in 2019, the meeting will be held at the Good Shepherd Lutheran Church located at 1515 Emmorton Rd. 21014. The meeting will begin at 7:30 and end by 8:30. The entrance to our meeting hall is located in the rear of the building. It is best to drive around the left side of the church and park in the rear lot.



If you are not vaccinated, you must wear a mask and social distance. We understand that many homeowners may still not be comfortable with such a gathering. We do still need a quorum, either by in person attendance or proxy. As in the past please, if you're not attending, please return a proxy for a quorum. You can also email me at mannel807@hotmail.com or private message me on Nextdoor and I will fill a proxy out for you.

Yard signs

Earlier this year Cedarday homeowners learned of a plan, by Harford County, to redistrict the schools Cedarday children would attend. In an effort to notify as many Cedarday homeowners as possible about this plan, "Cedarday Stays" was developed. The importance of this should be obvious to every homeowner, whether you have school age children or not. The value of your property will be affected. Please Google "Cedarday Stays" and see how you can get involved and stay informed.

With this in mind, the HOA took a "take no action" approach to the sign violation section of the covenants. We now find the community inundated with yard signs from a number of companies. If you have a sign, other than Cedarday Stays, please remove them. When companies ask if they can place a sign in your yard while working, please tell them the covenants don't allow it.

Gerry Mannel

As always, the complete covenants can be found on our website at www.cedardaycommunity.com.

Vice President's Report

I hope everyone is enjoying the summer season! It seems that the buzz of Cicadas this spring have been replaced with the buzz of saws and the banging of hammers for all the wonderful home improvement projects going on in the neighborhood! It's been quite a year and a very busy one around Cedarday!

As I mentioned in my June update, Harford County issued a triannual storm water management inspection report for the Bynum Run pond earlier this year. Overall, the Bynum Pond received a good rating. However, they identified three items requiring remediation. Gerry and I were able to knock off two of them in an afternoon. The other finding sighted erosion beyond the outflow of the pond. After an on-site inspection with representatives of Harford County, we also discovered that the lower outflow drainage pipe lacked a gate valve. As a result, the pond was draining more quickly and to a lower level than designed, which was likely contributing to some of the erosion issue at the outflow.

To address these issues, we first contracted with Garrison Plumbing to install a gate valve on the lower drainpipe. Once that task was complete, Ivy Hill, our landscaping contractor, leveled out the area beyond the outflow and extended the riprap to control the erosion. In addition, Ivy Hill added a swale along the south side of the pond to channel water run-off from the nearby hill to control another area experiencing erosion.

With work now complete, the pond is holding more water than ever before thereby limiting the volume of water draining to the outflow area. Hopefully this investment will prevent reoccurrence of this issue for many years to come.

The other two stormwater ponds at Deepwood and Sidehill appear in good shape. I expect the County will be inspecting the Deepwood pond sometime during the 4th quarter.

Other than the ponds, the neighborhood looks great!

Fran Mergler



Treasurer's Report

	2021 Proposed	2021 Jan - TD	2021 Prj.Remain	Projected Actual
Income				
Assessments	\$37,513.00	\$37,347.80	\$165.20	\$37,513.00
Interest	\$1,500.00	\$884.35	\$615.65	\$1,500.00
Total Income	\$39,013.00	\$38,232.15	\$780.85	\$39,013.00
Expenses				
Meetings				
Annual Meeting	\$50.00	\$0.00	\$0.00	\$0.00
Professional Fees:	\$6,600.00	\$4,698.68	\$1,375.00	\$6,073.68
Accountant	\$500.00	\$485.00	\$0.00	\$485.00
Advertising	\$100.00	\$103.68	\$0.00	\$103.68
Attorney	\$1,500.00	\$125.00	\$1,375.00	\$1,500.00
Insurance (Liability & Bond)	\$4,500.00	\$3,985.00	\$0.00	\$3,985.00
Utilities:	\$400.00	\$209.50	\$190.50	\$400.00
Maintenance:	\$13,621.00	\$15,456.56	\$8,264.44	\$23,721.00
Mowing of Ponds	\$6,125.00	\$2,625.00	\$3,500.00	\$6,125.00
Routine Pond Maintenance	\$3,000.00	\$10,660.00	\$2,440.00	\$13,100.00
Mowing: sign and common areas	\$2,496.00	\$1,248.00	\$1,248.00	\$2,496.00
Landscaping - Sign	\$0.00	\$0.00	\$0.00	\$0.00
Maintenance Sign Landscaping	\$2,000.00	\$923.56	\$1,076.44	\$2,000.00
Pond Survey	\$0.00	\$0.00	\$0.00	\$0.00
Office Supplies				
Ink, Paper, Envelopes	\$375.00	\$185.48	\$189.52	\$375.00
Website	\$175.00	\$145.99	\$0.00	\$145.99
Postage & Delivery	\$495.00	\$0.00	\$495.00	\$495.00
Stamps	\$320.00	\$0.00	\$320.00	\$320.00
Certified Letters	\$25.00	\$0.00	\$25.00	\$25.00
P.O. Box	\$150.00	\$0.00	\$150.00	\$150.00
Welcome/ Social	\$300.00	\$60.00	\$240.00	\$300.00
Taxes:	\$490.00	\$479.00	\$0.00	\$479.00
Federal	\$390.00	\$376.00	\$0.00	\$376.00
State	\$100.00	\$103.00	\$0.00	\$103.00
Total Expenses	\$22,506.00	\$21,235.21	\$10,754.46	\$31,989.67
Total Reserve (Income - Expenses)	\$16,507.00	\$16,996.94		\$7,023.33



Laurie Mergler

Design Review Board

It's been a relatively slow summer, for the Design Review Board. One thing that has been different this year is the number of homeowners making changes to their property without getting DRB approval. Some changes have been minor and some have been major. The covenants don't make a distinction. They simply say (Article VIII, section 3) no changes to the external appearance can be made, without DRB approval. Yes this includes removal of trees. The DRB meets on the third Thursday of each month if we have applications to review. Typically, if no applications are in hand by Monday of the third week, we do not schedule a meeting. Simple applications are reviewed through the email system and not held until a meeting. Please remember that the covenants allow the DRB 45 days to review a request. So don't wait until the last minute to submit your application.

Is Your New House getting Old, like mine?

Before I installed my new roof, I noticed a spot on my bathroom ceiling. So I crawled up in the attic and found one of the rubber boots, on the roof, around a vent pipe had failed. Of course, it was in the spring, when it rained for a solid month.

I was ready to call a roofer to install a new boot over the vent pipe, but thought I'd do a Web search first. What I found was "PermaBoot". It's a fiberglass unit with no rubber to fail. I ordered mine from Home Depot on line.

I have a rancher and I'm used to getting on the roof. In 20 minutes, I installed PermaBoots over all four of my vents.

In the past month, I've talked to two neighbors, who had similar failures. Some had new boots installed. Some had the old boot caulked. If your new house is getting old, like mine, this may be worth checking out.

Gerry Mannel

Annual Yard Sale and Cleanup Day

From bad weather to COVID 19, it's been tough to get an easy path for our Annual Yard Sale and Cleanup Day. But not this year. The weather was perfect and everyone seemed excited to get out and get a deal. Or, like me, get to those dumpsters before they filled up. Since I live on Deepwood Court, close to the dumpster location, I always get a kick out of watching them fill up. Since I'm a bit of a neat freak, I usually don't have anything to put in them. Well, this year was different. I had a large five burner grill that had outlived its usefulness. When the first dumpster hit the ground, I hit the street with my grill. I have to admit, I felt the joy of relief, when I heard the big bang as the grill hit the bottom of the empty dumpster.
"Whoot Whoot"

Tidbits from the Editor

Once again our thanks go to Amelia Hentschel and Lee Tessier for the yearly success of this event. Please think of the Tessier Team for your home sale needs.



Herb Freiberger

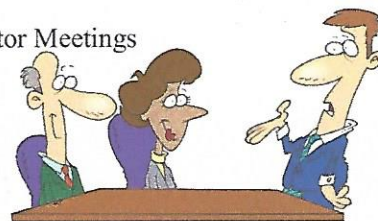
Board of Directors Meetings

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

Remaining
2021 Board of Director Meetings

Annual Meeting
September 15, 7:30

October 14
December 9



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