CEDAR DAY COMMUNICATOR

Hello Cedar Day Homeowners.

So, what’s new?

I’ll be a little surprised if this is the first time you have heard the words Beech Tree Leaf Disease. If it is and you have Beech trees on your property pay close attention. Cedarday has many properties with Beach trees on them. I have more than 25 in the wooded area behind my home. [Beech Leaf Disease (BLD) is a significant threat to beech trees, primarily caused by the foliar nematode Litylenchuscrenatae ssp. mccannii. This disease leads to symptoms such as leaf loss, canopy thinning, and overall decline of affected trees. It has rapidly spread across the Eastern United States and Canada since its first detection in 2012, impacting both American and ornamental beech species. Management options are being researched, but treatment can be costly and complex.](https://www.bing.com/ck/a?!&&p=4b2fd6e76902d1ffb1b45040ef27df68e3f43b699414f78178f48faed5d0c507JmltdHM9MTc1MTY3MzYwMA&ptn=3&ver=2&hsh=4&fclid=3aa4bc42-2d5a-672d-1b24-aa622c69662e&u=a1aHR0cHM6Ly9leHRlbnNpb24ucHN1LmVkdS9iZWVjaC1sZWFmLWRpc2Vhc2U&ntb=1) You can find more information on the internet. There are also some videos on YouTube. I know Bartlett Tree Experts provides the treatments available to date. Hopefully additional and cheaper treatments will become available soon.

Home sales continue to be as strong as in the past. The last home on the market is now under contract and I’m not aware of any other listings. Although I do believe one will be coming up soon. If you’re a new homeowner in Cedarday I think it’s worth repeating that Cedar Day does have a community website at [www.cedardaycommunity.com](http://www.cedardaycommunity.com). There you can easily find all our governing documents and other related information. Over the years we have tried to put together a community roster, primarily for the HOA board to contact members on an individual basis but can’t seem to generate much interest. The information is only used to contact or inform homeowners and won’t be made public. If you’d like us to add your information, please email it to me at mannel807@hotmail.com.

Our financial picture is stable, and we have been able to keep our annual dues assessment low. That is because we are self-managed and don’t have the high cost of a management company. It’s important that new and existing homeowners reach out and think about getting involved with the HOA board to keep us self-managed.

If you’ve attended any of the annual homeowners’ meetings in the past couple of years, you may have heard me say 80 and out. Well, I just turned 79. After 19 years of working with the HOA and DRB boards, neither Susan nor I will be running for an office this year. We are planning to spend this last year working with the board to ensure a smooth transition. At this time, we’re looking for a new secretary to fill the vacancy left by Susan.

Design Review Board

If only I had a dollar for every time I’ve spoken or written about submitting a request for architectural approval. I always say “Any external change to your property needs DRB approval.

And people aways say “I didn’t think it meant this”, whatever it was they had done without approval.

Am I misreading this?

**”Other than as approved by the Design Review Board pursuant to Section 2 hereof, no Structure shall commence**, erected or maintained on any Lot, nor shall the appearance of any structure on any Lot be changed or altered from that as approved, nor shall the natural state of any area of any Lot be disturbed or altered after completion of the approved structure, nor shall any work be commenced or performed which may result in a change of the exterior appearance of any structure, until the plans and specifications showing the nature, kind, shape, dimensions, materials, floor plans, color scheme, location, exterior plans and-details, paving plans and location, landscaping details, proposed topographical changes, together with the estimated cost of said work and the owner's proposed construction schedule and together with a designation of the party or patties to perform the work, have been submitted to and approved in writing by the Design Review Board.”

As always, please remember any change to the exterior to your property requires approval by the Design Review Board. Please allow yourself time to get approval before starting or scheduling work. If you have any questions about a project or if it needs approval (it does) give me a call at 410-569-9851 or email me at mannel807@hotmail.com.

As many of you know, our main expense is the cost of care and maintenance of our three storm water management ponds. Over the past 19 years we have spent more than $145,000.00 on repairs. With the new administration in Harford County and driven by increased State inspections, a new focus is being placed on storm water pond compliance. It’s reasonable to expect that the cost of maintenance and repairs is only going to increase. So, when you see we have over $100,000.00 in reserves, don’t get too comfortable. One major repair to a pond could reach that amount and more. One community I spoke with had $200,000.00 in one pond repair cost. Another had to assess their homeowners $2,000.00 per homeowner with a special assessment to fund repairs.

Gerry Mannel

President

Vice President Report

I hope everyone is enjoying summer! Unlike recent summers, this year seems particularly humid with more rain and storms than I remember. Maybe I’m wrong, but my lawn has never looked so thick and green! But despite the stormy weather, we have been busy handling some storm damage in the community and working through important maintenance at the stormwater ponds.

After one storm in June, a large maple tree split falling on the common area along Cedarday Drive near the calming island. Gerry and I were able to successfully cut the fallen branches and clear all debris. However, we pressed our luck on another dead tree which unfortunately led to a minor cut and abrasion. But Gerry lives to fight another day!

The stormwater ponds remain in good shape despite all the stormy weather. And maintenance work has been ongoing at both the Bynum and Deepwood ponds.

At Bynum, the access path to the pond is steep, and water runoff over time created a deep rut along the path all the way down to the pond. To address the erosion, Ivy Hill filled the rut with stone and re-seeded affected areas along the path. The repair has experienced significant rainfall this summer and appears to be holding up well.

At Deepwood, we noticed the pond was draining slowly after rainfall and holding more water than normal. The added water level was contributing to significant cattail growth within the drainage area. To improve drainage, members of the storm pond committee recommended drilling additional holes into the vertical and horizontal sections of the outflow drainage pipe. We contracted with Ivy Hill to remove the stone around the drainage mound so we could access the pipe and drill additional holes. After completion, we noticed a dramatic improvement in drainage and reduction in the water level allowing lawnmowers to reach previously wet areas. The last step is to replace the stone around the drainage mound to keep debris from blocking the pipe. When the weather is dry, we'll finish the project and clear extra vegetation from the dried pond areas.

Overall, we made solid progress this season addressing several pond issues, which should contribute to enhancing the overall performance of the ponds.

Thank you for your continued support and involvement in our community. If you have any questions or need additional information, please do not hesitate to reach out.

Fran Mergler

Vice President