



Guilford Association

Annual Meeting

November 13, 2024

Agenda

- President's Welcome
- Rules of Engagement
- Introduction of Board Members
- Slate of Managers for Approval
- 2024 Guilford Association Budget
- Committee Reports
- Councilmember Remarks
- Questions

President's Welcome

- Guilford's Deed & Agreement must be renewed every 20 years. It will expire in 2030.
- It is the regulatory document that governs the use of all properties in the neighborhood.
- Without it, commercial and multi-family residential development could be permitted in Guilford.

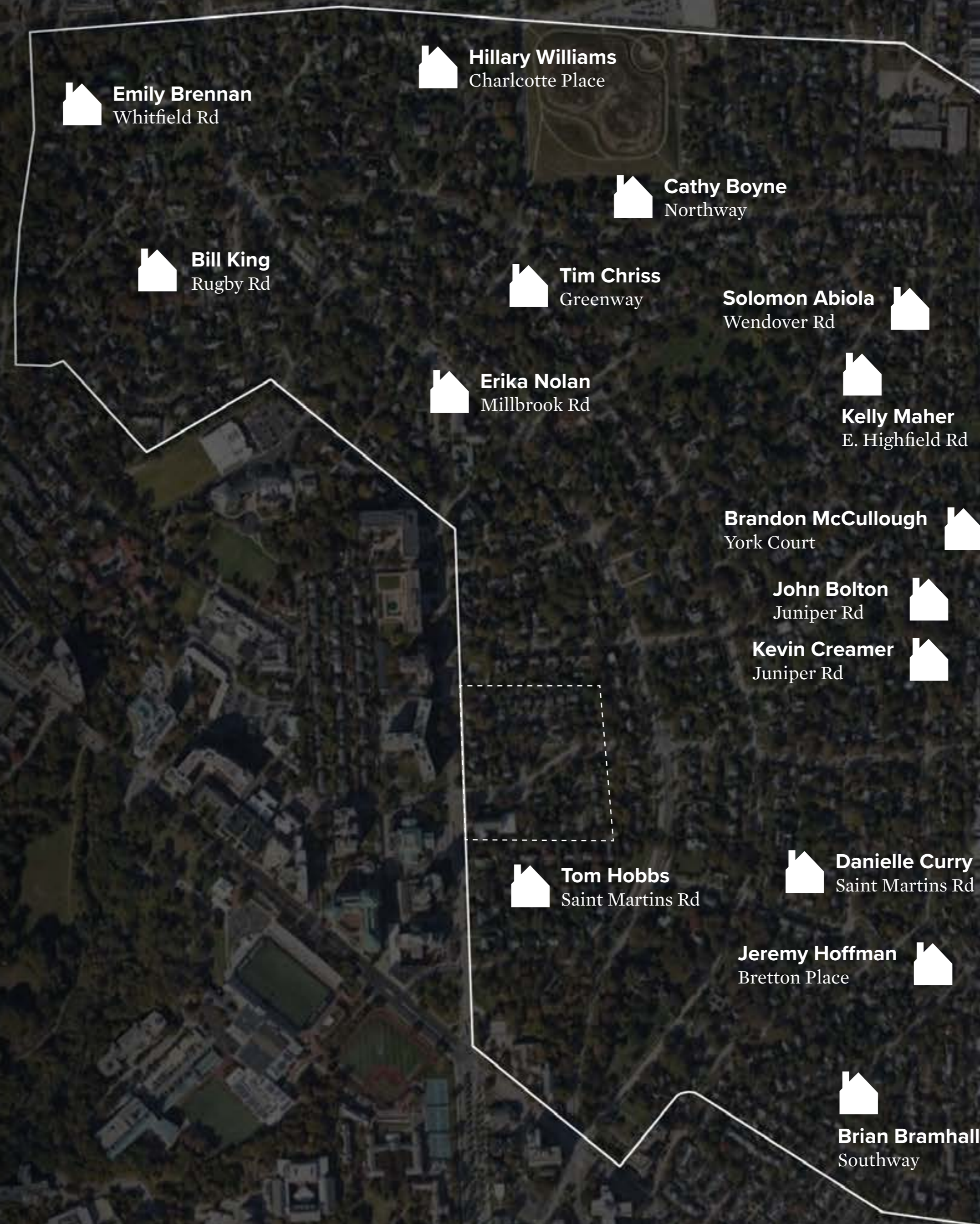
Board of Managers

- Emily Brennan, *President*
- Tom Hobbs, *Vice President*
- Jeremy Hoffman, *Vice President*
- Cathy Boyne, *Treasurer*
- Hillary Williams, *Secretary*
- Solomon Abiola
- John Bolton
- Brian Bramhall
- Tim Chriss
- Kevin Creamer
- Danielle Curry
- Bill King
- Kelly Maher
- Brandon McCullough
- Erika Nolan

Board of Managers

Jeremy Hoffman

- “The Association shall be managed by a Board of not less than 12, nor more than 20, managers.”
- At each annual meeting one-fourth of the Managers are elected to serve for a period of 4 years.
- A call for board nominations was emailed to all residents in September. A nominating committee was created and interviewed all nominees.



Slate of Managers for Approval

Existing Board Members for Renewal

- Emily Brennan
- Kevin Creamer
- Kelly Maher

New Slate of Nominees

- Stephanie Purnell, *Greenway*
- Phil Reely, *York Court*

2025 Budget Summary

Cathy Boyne, Treasurer

INCOME

Total Revenue (Maintenance Fees & Association Dues)	\$ 410,978
Other Income (Advertising, other payments)	\$ 16,600
York Courts	\$ 6,380
Guilford Security Patrol	\$ 162,000
Total Income	\$ 595,958

2024 Budget Summary

EXPENSES

Parks and Land Maintenance	\$ 69,832
Other Maintenance & Services (St. Paul St median, snow removal, newsletters)	\$ 37,500
York Courts	\$ 5,254
Guilford Security Patrol (GSP)	\$ 162,000
Community Security Expense	\$ 50,106
Professional Services (legal, accounting, insurance, D&A renewal)	\$ 96,450
Stratford Green Donation (Sherwood Gardens)	\$ 65,000
Administrative (rent, salary, supplies, telephone, computer)	\$ 109,816
Events	\$ 4,000
Total Expenses	\$ 595,958

Safety Committee

Brian Bramhall, Chair

- Re-contracted with Wolf Professional Security
- New members are welcome. Contact Brian at *Bramhall.Guilford@outlook.com*
- Spike in crime early in the year and in early summer. Three arrests were made. One suspect has Nov/Dec court dates; one suspect was released due to no criminal history; and the other is on house arrest.
- Continuing to try to find ways to raise additional funds for GSP to increase hours.
- Vacation checks available for those who fully pay the GSP fees. Information on the Guilford website.

Incidents of Crime

November 2023 – October 2024

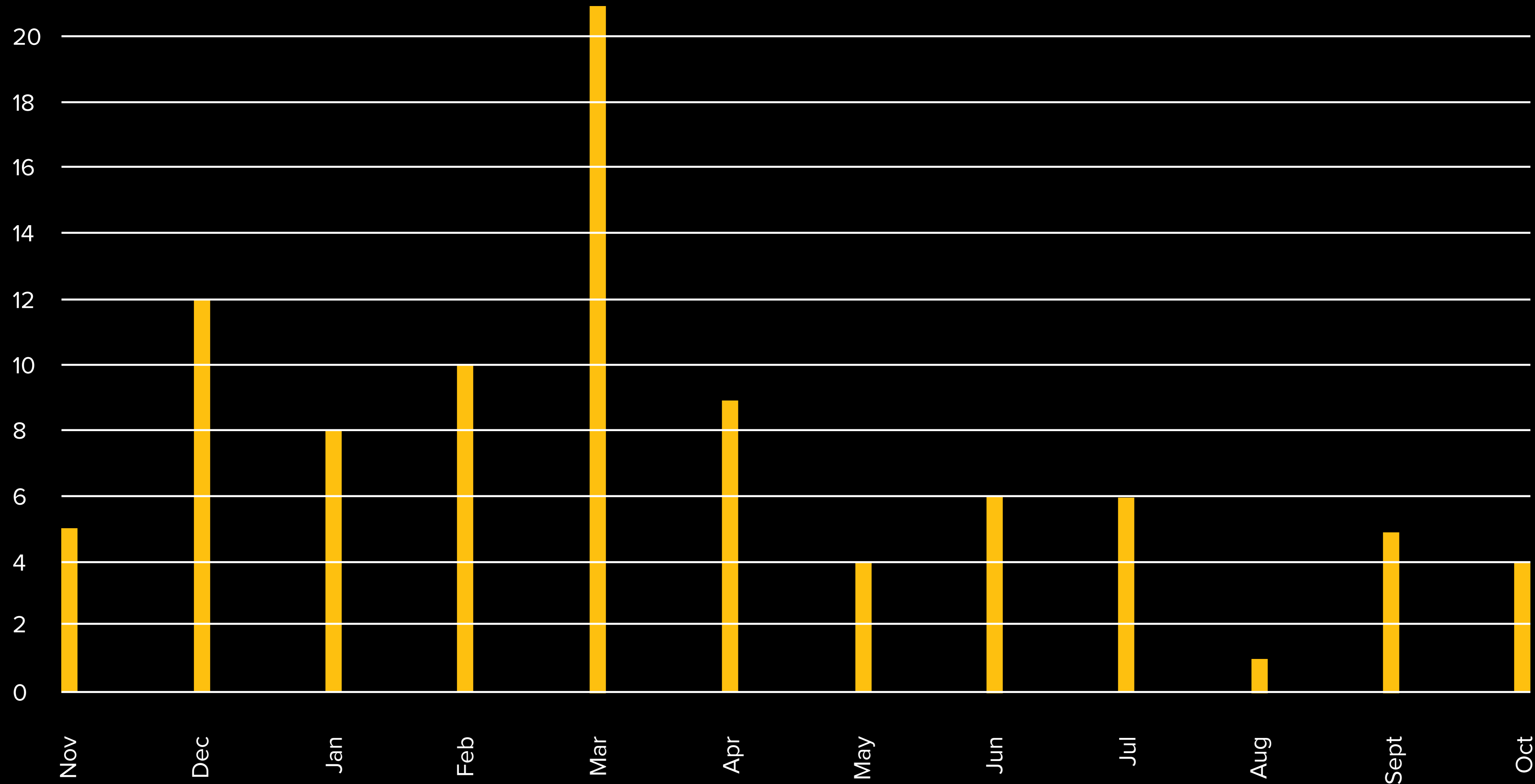
- 91 incidents within Guilford
- 88% of all crimes were property-related
- Total incidents were similar to Homeland (100) and Roland Park (82)



Source: www.baltimorepolice.org/crime-stats

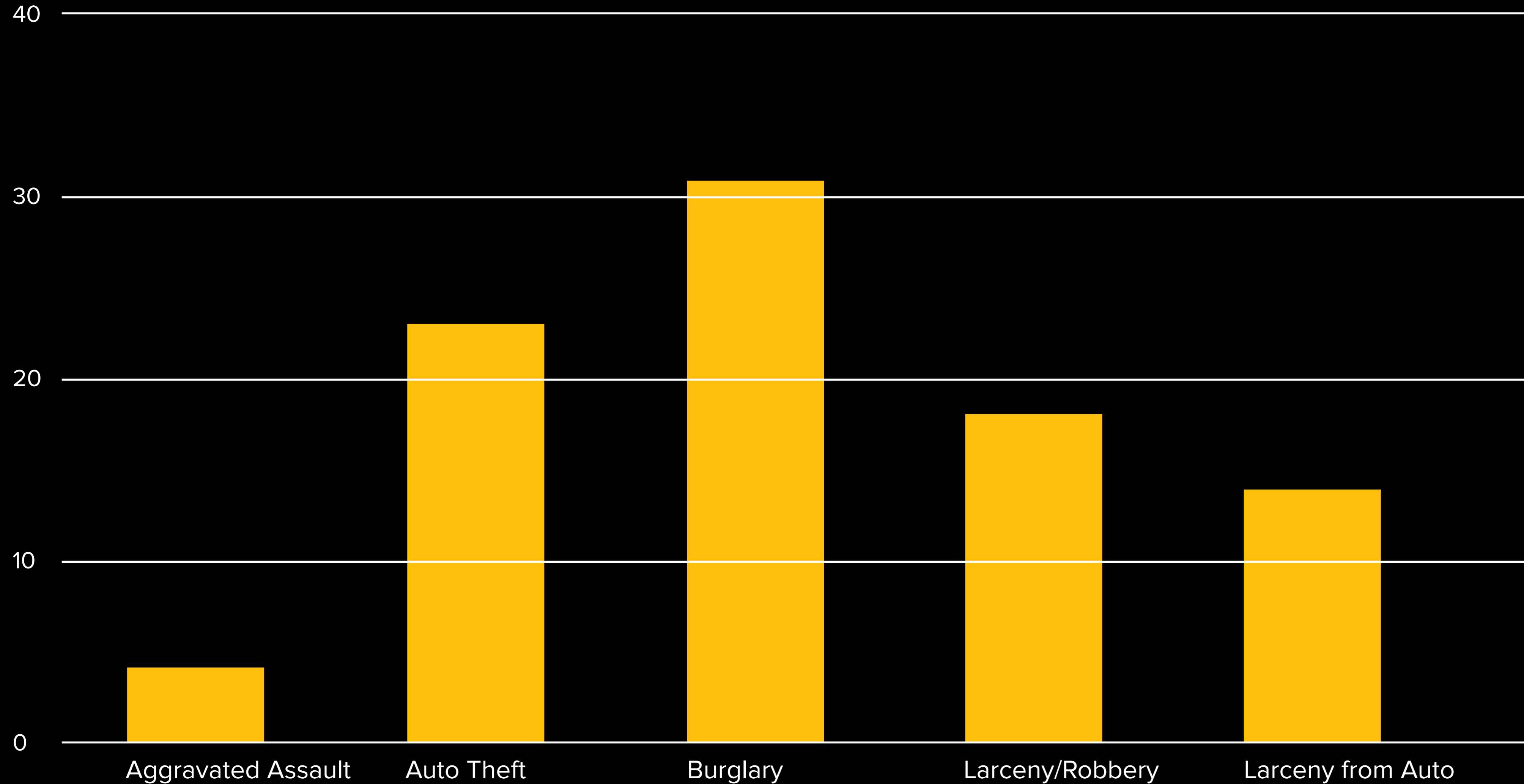
Crime by Month

Nov 2023 – Oct 2024



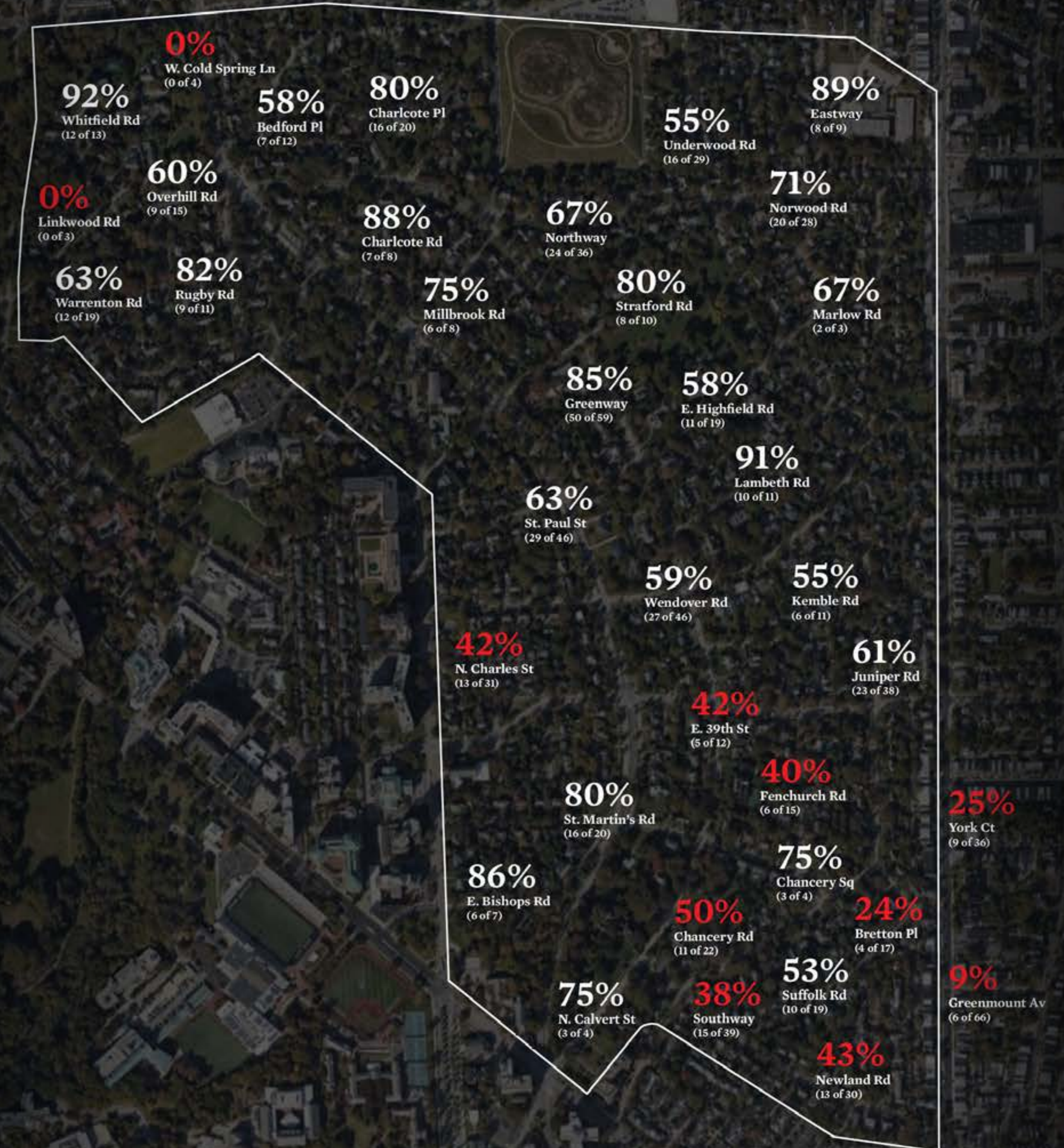
Crime by Type

Nov 2023 – Oct 2024



GSP Contributions

- Approximately 53% of property owners contribute to the Guilford Security Patrol (GSP)
- Similar participation numbers in 2023 and 2022
- \$50,000 budgeted to supplement contributions
- 75 hours of coverage each week



Safety Contact Information

Major Arnold Jenkins — Northern District Commander

Sergeant Modesto Olivo — Northern District Neighborhood Services Supervisor

NorthernDistrict@BaltimorePolice.org

Wolf Security

443-878-7248

guilfordpatrol@wolfsecurityinc.com

Officer Carmelo Carrasquillo

Officer Baba Daissy

Traffic & Streets Committee

John Bolton, Chair

- Sidewalk repairs
- Norwood Rd utility work
- Loyola University student parking on Millbrook Rd
- Street sweeping
- Cold Spring Lane restriping and parking restrictions
- Loyola University Parking Triangle

2025 Commitee Initiatives

- **Abandoned Vehicles**

Due to lenient parking rules in much of the neighborhood, vehicles may be left for weeks or months before the City will remove them.

These vehicles attract additional crime. Working to address ways to expedite removal.

- **Street Lighting**

Still being replaced with the bright white/blue LED bulbs throughout the neighborhood. This issue is especially present south of E. 39th Street. Affected lights to be documented and addressed with the City.

Sidewalk Repairs

The process for submitting a sidewalk repair request remains the same:

- Submit a 311 request
- Email the Association with your service request number so that we can add it to a tracking log
- Improperly repaired sidewalks (non-exposed aggregate) should be brought to the attention of the Association office manager (*officemanager@guilfordasssociety.org*)

Parks Committee

Emily Brennan, Chair

- Four community parks — Sunken Park, Little Park, Gateway Park, and Stratford Green/Sherwood Gardens
- Maintenance of St. Paul Street Median, N. Charles Street bumpouts, Bedford and Chancery Squares, and multiple smaller green spaces and “islands” throughout the neighborhood



Sherwood Gardens



Sunken Park



Little Park



Gateway Park



Architectural Committee

Tom Hobbs, Chair

- Estimated 135 formal applications will be received and reviewed this year (10-12 per month). Most are approved or approved with comments and guidance.
- Committee reviews and approves all proposed exterior changes for consistency with the Architectural Guidelines. Reviews of exterior alterations are required by the Deed and Agreement.
- Several foreclosed and investor purchased properties required exceptional oversight to assure covenant correction and exterior restoration.
- Hundreds of thousands of dollars invested in restoration and improvements in 2024.

Home Sales

- 29 properties have sold in 2024 with an average sales price of \$973,600
- 48 properties sold in 2023 with an average sales price of \$941,990
- The committee reviews all properties listed for sale for covenant compliance. Identified issues are either resolved by the seller or a correction agreement is made with the buyer.



Maryland Tax Credits

- Guilford was designated as a National Register Historic District in 2001.
- Allows Guilford property owners to receive MD Historic Tax Credits for improvements and maintenance — tax credit equal to 20% of the costs.
- In the past decade the state has recognized more than \$2.7 million in eligible Guilford home improvements.
- See Fall 2022 newsletter for info.



York Rd/Greenmount Ave Committee

Kevin Creamer, Chair

- Committee remains engaged with the York Road Partnership (YRP) and Business Improvement District (BID) efforts.
- The York Road BID is still accepting applications for the corridor facade improvement program—eligible business owners can receive up to \$10k in grant funding.
- A hearing will be held on Nov 19 at 10am on Councilman Conway's bill that proposes removing incinerators from being permitted in C-2 commercial zones adjacent to residential areas.
- If you are interested in getting involved, email Kevin Creamer at *kcreamer7@gmail.com*

Guilford Elementary & Middle School Reuse

- To be sold by the City. Site subject to terms of Guilford Deed & Agreement.
- Midtown Academy of Bolton Hill is pursuing the property as they need additional space for their students. K-8 charter school and has been serving Baltimore students since 1997.
- In late September, a meeting was held for Guilford residents and members of adjacent communities, City Department of Housing and Community Development (DHCD), and Midtown Academy representatives.
- Construction in Spring/Summer 2025 with a desired “start” date of Fall 2026.

Social Committee

Kelly Maher, Chair

- 2024 Successes – Egg Hunt, Bloom Party, Crab Feast, Summer / Fall Music in SG, Neighbor Day, Halloween Parade, Movie Night in Sunken Park
- Committee meets on the 1st Sunday of each month ... and all are welcome!
- Our neighborhood Facebook page continues to grow (we've reached 315 members!) and is a useful resource for “residents to connect on neighborhood happenings!
- Whether you have an hour to call vendors, or can commit to lead as a “chair” for an event like the Holiday Party, we need support from our network of volunteers to make these memorable events a success.

Social Committee

- Annual Guilford Holiday Party – Sunday, December 8, 5pm
- \$125/ticket with a portion of the proceeds to benefit Sherwood Gardens.
- Raffles for amazing baskets from local shops and artisans



City Council Representatives



Mark Conway
District 4
410-396-4830
Mark.Conway@baltimorecity.gov



Odette Ramos
District 14
410-396-4814
Odette.Ramos@baltimorecity.gov



GUILFORD



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Thank you for joining us.
Questions?

Additional questions or comments please email:
officemanager@guilfordassociation.org