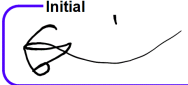


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November, 2024

Dear Guilford Resident:

I hope this finds you and your family in good health and enjoying the spectacular weather and beautiful foliage around Guilford this Fall. Enclosed, you will find your 2025 Guilford Association invoice. The invoice breaks out the charges for the 2025 fiscal year: the Mandatory Maintenance charge, Guilford Association dues, the Guilford Security Patrol (GSP) fees, and balance forward which includes past due charges (if any).

We have several payment options to choose from:

1. Online ACH payment
 - a. *no additional charge*
2. Payment by check to
 - a. The Guilford Association, Inc., 4200 Saint Paul St., Suite 100, Baltimore, MD 21218
 - b. *please include your property address on your check to ensure proper crediting*
3. Online credit card payment by request to finance@guilfordassociation.org
 - a. *an online payment fee of 3.5% will be added*

Per the Guilford Deed & Agreement, payment of the Mandatory Maintenance charge is due by January 1, 2025.

If we do not receive payment of the Mandatory Maintenance charge payment by January 31, 2025, a late fee will be applied equal to \$15 or 10%, whichever is greater. If payment remains outstanding by March 15, 2025, a lien will be filed in the amount of the unpaid Mandatory Maintenance charges, plus an additional lien to cover the filing and administrative fees. If a partial or unspecified payment of the total billed amount is paid, the money will first be applied to the current Mandatory Maintenance charge, then to the Guilford Association dues, and finally to the Guilford Security Patrol fees.

Explanation of Fees

- **The Mandatory Maintenance charge** is a required payment based on the square footage of each Guilford property. The 2025 Mandatory Maintenance charge is \$4.00 per 100 square feet of lot area reflecting a 20 cents per 100 square foot increase over the 2024 fee.
- **Guilford Association Dues (\$50.00)** are required to be paid in full to be a voting member of the Guilford Association. The Guilford Association, our homeowner’s association, oversees the enforcement of the Deed and Agreement, is the community’s advocate and liaison to public officials and agencies, and fosters community engagement in Guilford. A copy of the *Guilford News* newsletter is mailed to dues-paying residents.
- **Guilford Security Patrol (GSP) (\$400.00)** is a voluntary, but *much appreciated and needed*, membership fee that pays for the Guilford Security Patrol and entitles paying GSP members to additional security services. The degree of community participation in GSP directly effects how many hours of security coverage we can afford, so please consider making this voluntary payment.

Guilford Association 2025 Budget

Below is a summary of the Guilford Association’s 2025 budget which provides for the necessary care and maintenance of our community parks and common areas, and the required administrative support needed to fulfill the Association’s obligations under the Deed and Agreement. The following budget has been approved by the Board of Managers and was reviewed at the November 13, 2024 Annual Meeting.

INCOME	
Revenue (Maintenance Fees & Assoc. Dues)	\$410,977.76
Other Income (advertising, other payments)	\$16,600.00
York Courts	\$6,380.00
Guilford Security Patrol	\$162,000.00

Total Income	\$595,957.76
EXPENSES	
Parks & Land Maintenance	\$69,831.70
Other Maintenance & Services	\$37,500.00
York Courts	\$5,254.00
Guilford Security Patrol (GSP)*	\$162,000.00
Community Security Expense	\$50,106.00
Professional Services	\$96,450.00
Stratford Green Donation (Sherwood Gardens)**	\$65,000.00
Administrative	\$109,816.06
Total Expenses	\$595,957.76

* **The Guilford Security Patrol (GSP)** plays an important role in maintaining the safety and security of our neighborhood. Guilford contracts with Wolf Professional Security to provide security officers who patrol the entire community by car. Hours are dependent on the amount of Membership Fees collected. While all Guilford residents benefit from GSP patrols, residents who pay the \$400 annual Membership Fee receive additional personalized services such as a home vacation check, if requested. Please make note of the following contacts for reaching the GSP:

Patrol Service Phone: (443) 878-7248

Patrol Email: guilfordpatrol@wolfsecurityinc.com

** **Stratford Green/Sherwood Gardens** in the heart of Guilford is owned and managed by Stratford Green, Inc., a 501(c)(3) nonprofit corporation. The \$65,000 donation by the Association is spent on landscape and tree maintenance. Remaining expenses such as new plantings, tulips, summer flowers, landscaping and tree care are covered by other donations and fundraising activities.

Exterior Property Alterations

Please remember that *all exterior property alterations and repairs* must be submitted to the Guilford Architectural Committee for review and approval in advance of the work being done. An explanation of the architectural covenants and the application are located on the Association website at: <http://guilfordassociation.org/architecture/>. The Association is obligated to enforce the Deed and Agreement covenants. Failure to receive approval by the Architectural Committee for exterior changes to your property may result in the issuance of a covenant violation.

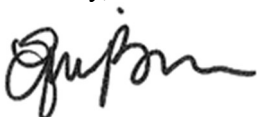
Summary

The sustained vitality of our community is entirely dependent on our dedicated Board of Managers and other resident volunteers who devote countless volunteer hours to maintain our community as a truly unique and wonderful place to live. Operating with a break-even budget, while maintaining Guilford’s aesthetic integrity and providing the services that Guilford residents have come to expect, is challenging but we are up for the task! Please do not hesitate to contact the Office and any of our Managers listed on our website: <https://guilfordassociation.org/association/boardcontacts/> with your comments, questions, or suggestions. We value your input.

Lastly, if there has been a change in your email address or the address is not filed with the Association, please provide your current email address to the Association by direct entry on the Guilford website or through email to the Association at officemanager@guilfordassociation.org. We appreciate your help in keeping our resident contact information current.

Thank you for your continued support of and care for our wonderful Guilford community.

Sincerely,



Emily Brennan
President, The Guilford Association, Inc.