



November 2025

Dear Guilford Resident:

As we begin a new year together, I want to take a moment on behalf of the Board of Managers to thank each of you for your continued support and involvement in Guilford. From the preservation of our historic homes and green spaces, to your engagement in our community security efforts and social events, Guilford continues to thrive and has remained one of the most desirable areas to live in Baltimore City.

In support of these efforts, enclosed you will find your 2026 Guilford Association invoice which breaks out charges as follows: (1) Mandatory Maintenance charge, (2) Guilford Association dues, (3) Guilford Security Patrol (GSP) fees, and (4) balance forward for past due amounts, if applicable.

EXPLANATION OF FEES

- The **Mandatory Maintenance charge** is based on the square footage of each property as required by the Deed and Agreement. The 2026 charge is \$4.20 per 100 square feet of lot area.
- **Guilford Association dues** in the amount of \$50.00 are required to be paid in full to be a voting member of the Guilford Association. The Association oversees the administration of the Deed and Agreement and serves as the community's advocate and liaison to public officials and agencies. The *Guilford News* newsletter will be mailed to all dues-paying residents.
- **Guilford Security Patrol (GSP)** in the amount of \$400.00 is a voluntary membership fee that pays for our neighborhood security patrol and entitles GSP members to additional security services such as vacation checks and escorts to your door at night. The GSP plays an important role in maintaining the safety and security of our neighborhood. **The degree of community participation in the GSP membership fee directly informs the amount of hours of coverage by the security patrol.** Please make note of the following contacts for reaching the GSP:

Patrol Service Phone: (443) 878-7248

Patrol Email: guilfordpatrol@wolfsecurityinc.com

PAYMENT OPTIONS & DUE DATES

Payment may be made online via ACH (no additional charge) or by credit card (3.5% processing fee). As always, you may pay by check to *The Guilford Association, Inc., 4200 Saint Paul St., Suite 100, Baltimore, MD 21218*. **Please include your property address on your check to ensure proper application.**

Payment of the Mandatory Maintenance charge is **due by January 1, 2026**, per the Guilford Deed and Agreement. Late fees will be applied equal to \$15 or 10%, whichever is greater. If payment is not made by March 15, 2026, a lien will be filed for the unpaid Mandatory Maintenance charges plus an additional charge to cover the fees for filing and removing the lien, and to cover administrative expenses. If partial or unspecified payment of the total invoiced amount is paid, the payment will first be applied to the current Mandatory Maintenance charge, and then to the Guilford Association dues and GSP, respectively.

GUILFORD ASSOCIATION 2026 BUDGET

Below is a summary of our budget for the upcoming year. It provides for the necessary care and maintenance of our community parks and common areas, as well as the required administrative support needed to fulfill the Association's obligations under the Deed and Agreement. The budget has been approved by the Board of Managers and was reviewed at the November 12, 2025, Annual Meeting.

INCOME

Revenue (Maintenance Fees & Assoc. Dues)	\$430,364
Other Income (advertising, other payments)	\$11,450
York Courts	\$7,460
Guilford Security Patrol	\$162,000
Total Income	\$611,274

EXPENSES

Parks & Land Maintenance	\$94,272
Other Maintenance & Services	\$47,400
York Courts	\$5,756
Guilford Security Patrol (GSP)	\$162,000
Community Security Expense	\$63,164
Professional Services	\$78,744
Sherwood Gardens Donation*	\$65,000
Administrative	\$94,938
Total Expenses	\$611,274

* *Sherwood Gardens in the heart of Guilford is owned and managed by the Sherwood Gardens Stratford Green Foundation, Inc., a 501(c)(3) nonprofit corporation. The \$65,000 donated by the Association is spent on landscape and tree maintenance. All remaining expenses, including new plantings, tulips, summer flowers, landscaping and tree care, are covered by 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 start of the work. An explanation of the architectural covenant and the application can be found at: <https://guilfordassociation.org/architecture/>. Because 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. If you have any questions about the process, please do not hesitate to contact officemanager@guilfordassociation.org.

SUMMARY

Operating with a break-even budget while protecting our neighborhood, connecting our neighbors, and maintaining Guilford’s aesthetic integrity can be challenging. The sustained vitality of our community is in no small part due to the Board of Managers and other resident volunteers who devote countless hours to maintain our community as a truly unique and wonderful place to live. Please do not hesitate to reach out to any of the Board Members with your comments, questions, or suggestions.

Finally, it is important to stay connected. If there has been a change in your email address, or if your email address is not filed with the Association, please provide the information to the Association by direct entry on the Guilford website or via email at officemanager@guilfordassociation.org.

Thank you for your continued appreciation and care of the Guilford community.

Warm Regards,



Emily Brennan, President
The Guilford Association, Inc.