



Guilford Association

Annual Meeting

November 12, 2025



Agenda

- President's Welcome
- Rules of Engagement
- Introduction of Board Members
- Slate of Managers for Approval
- 2026 Guilford Association Budget
- Committee Reports
- Councilmember Remarks
- Questions

Board of Managers

- Emily Brennan, *President*
- Jeremy Hoffman, *Vice President*
- Bill King, *Vice President*
- Cathy Boyne, *Treasurer*
- Hillary Williams, *Secretary*
- Solomon Abiola
- John Bolton
- Brian Bramhall
- Tim Chriss
- Kevin Creamer
- Danielle Curry
- Kelly Maher
- Stephanie Purnell
- Phil Reely

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

New Slate of Nominees

- Andrew Chudy, *Wendover Rd*
- Edward Hunter, *Wendover Rd*
- Mark Pollack, *E. Highfield Rd*
- Diane Terry, *Saint Paul Street*

Existing Board Members for Renewal

- Solomon Abiola
- Cathy Boyne
- Danielle Curry
- Jeremy Hoffman

2026 Budget Summary

Cathy Boyne, Treasurer

INCOME

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

2026 Budget Summary

EXPENSES

Parks and Land Maintenance	\$ 94,272
Other Maintenance & Services (St. Paul St median, snow removal, newsletters)	\$ 47,400
York Courts	\$ 5,756
Guilford Security Patrol (GSP)	\$ 162,000
Community Security Expense	\$ 63,164
Professional Services (legal, accounting, insurance, D&A renewal)	\$ 78,744
Stratford Green Donation (Sherwood Gardens)	\$ 65,000
Administrative (rent, salary, supplies, telephone, computer)	\$ 94,938
Total Expenses	\$ 611,274

Deed & Agreement

- 1913 Agreement must be renewed every 20 years
 - 60% of properties (480) and two-thirds of land area are required
- 187 properties fully signed—total of 800 properties, so 24.2% complete (38 other properties have at least one property owner signed)
- 28.4% (2,933,563 / 10,313,332 sq ft) of land area has signed the Agreement



Safety Committee

Brian Bramhall

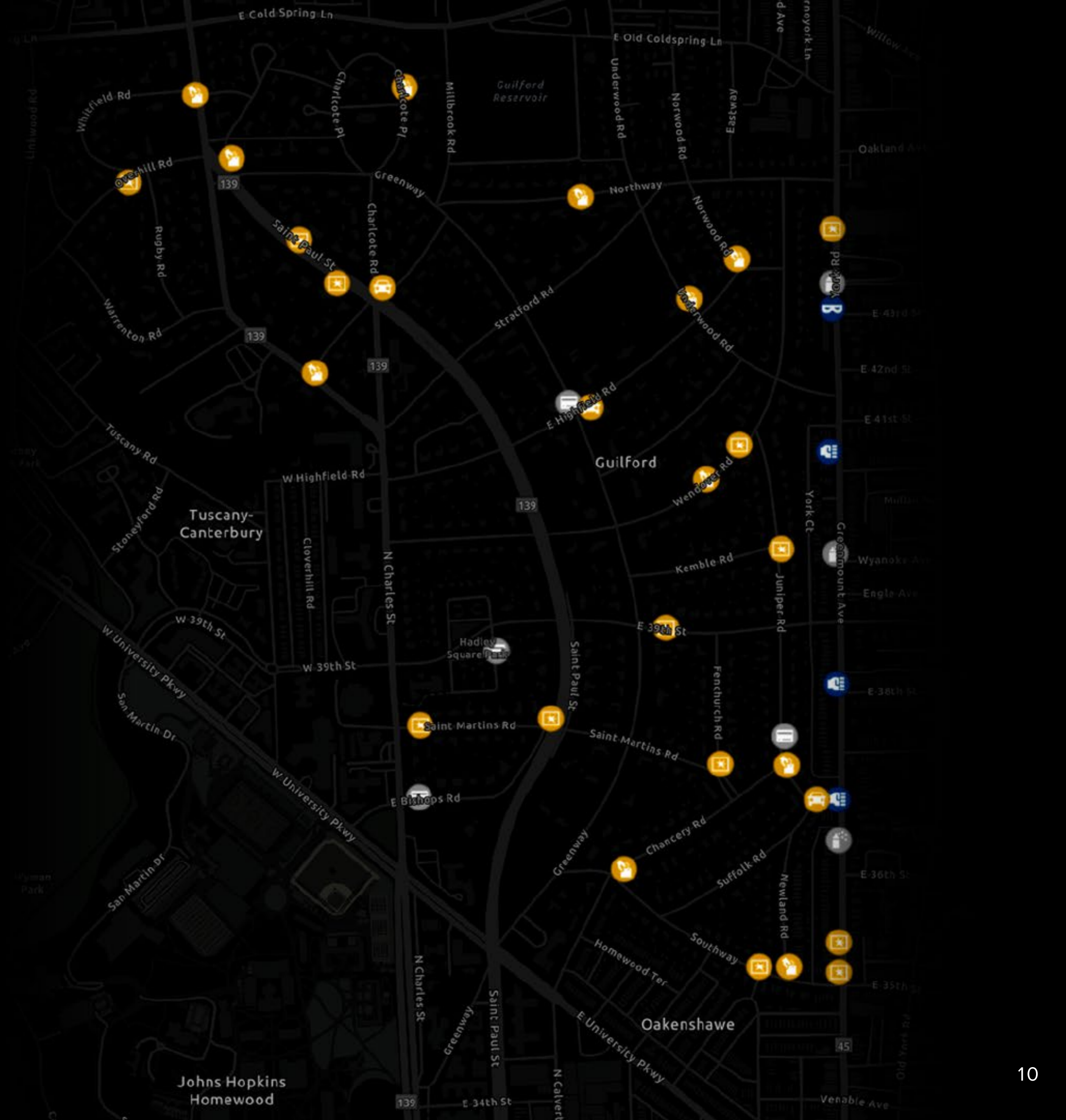
- Wolf Professional Security continues as our provider
- GSP is not intended to replace 9-1-1. Call 9-1-1 prior to GSP.
- New members are welcome. Contact Brian at *Bramhall.Guilford@outlook.com*
- Uptick in crime during June and July this year.
- Continuing to try to find ways to raise additional funds for GSP to increase hours. (Participation averages between 48-53%)
- Vacation checks available for those who fully pay the GSP fees. Information on the Guilford website.

Incidents of Crime

November 2024 – October 2025

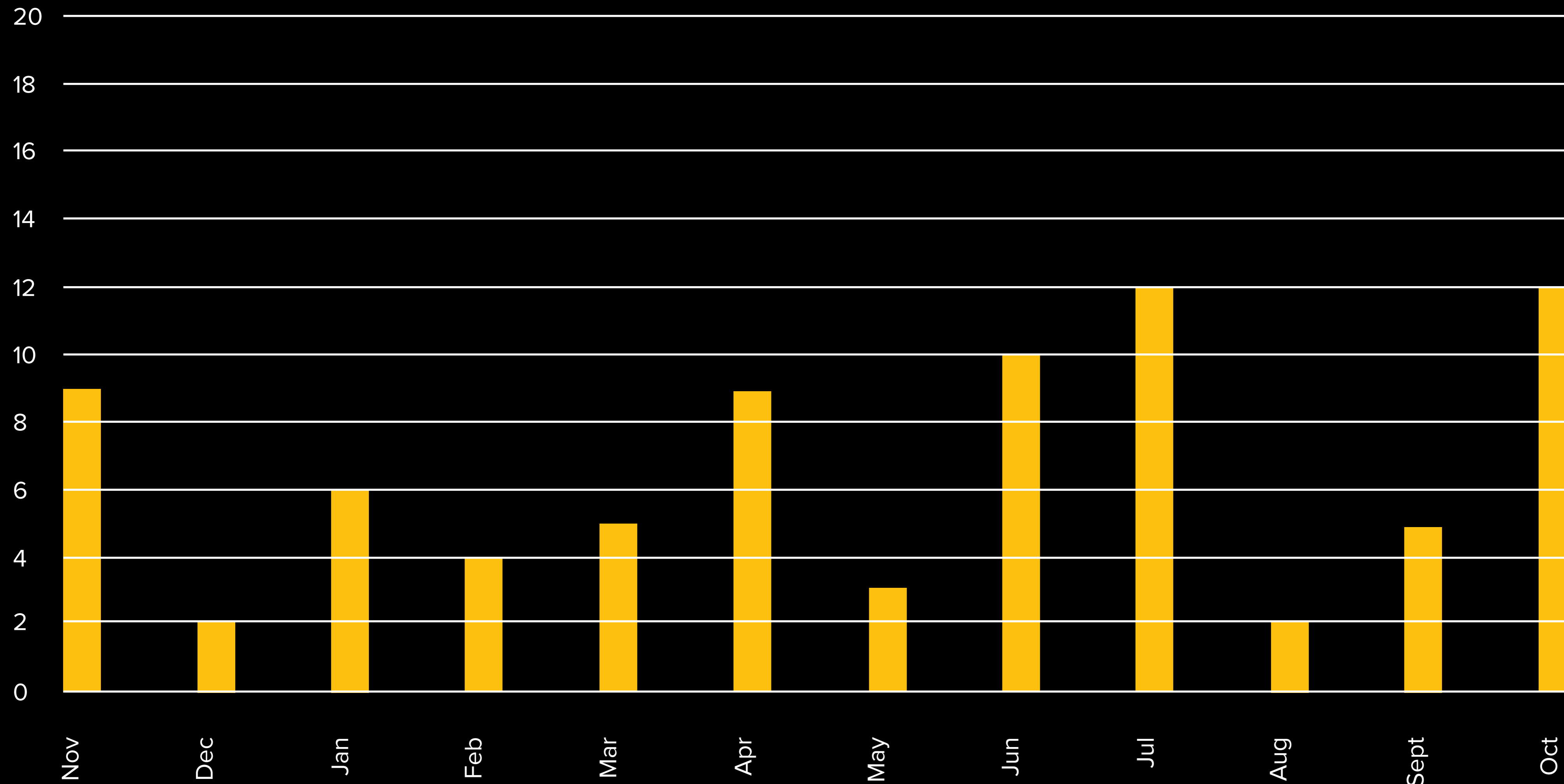
- 76 “crimes” within Guilford
(Note: many “incidents” contain more than one “crime”)
- 84% of all crimes were property-related
- Total incidents were approximately 2/3 of those in Homeland (114) and Roland Park (115)

Source: www.baltimorepolice.org/crime-stats



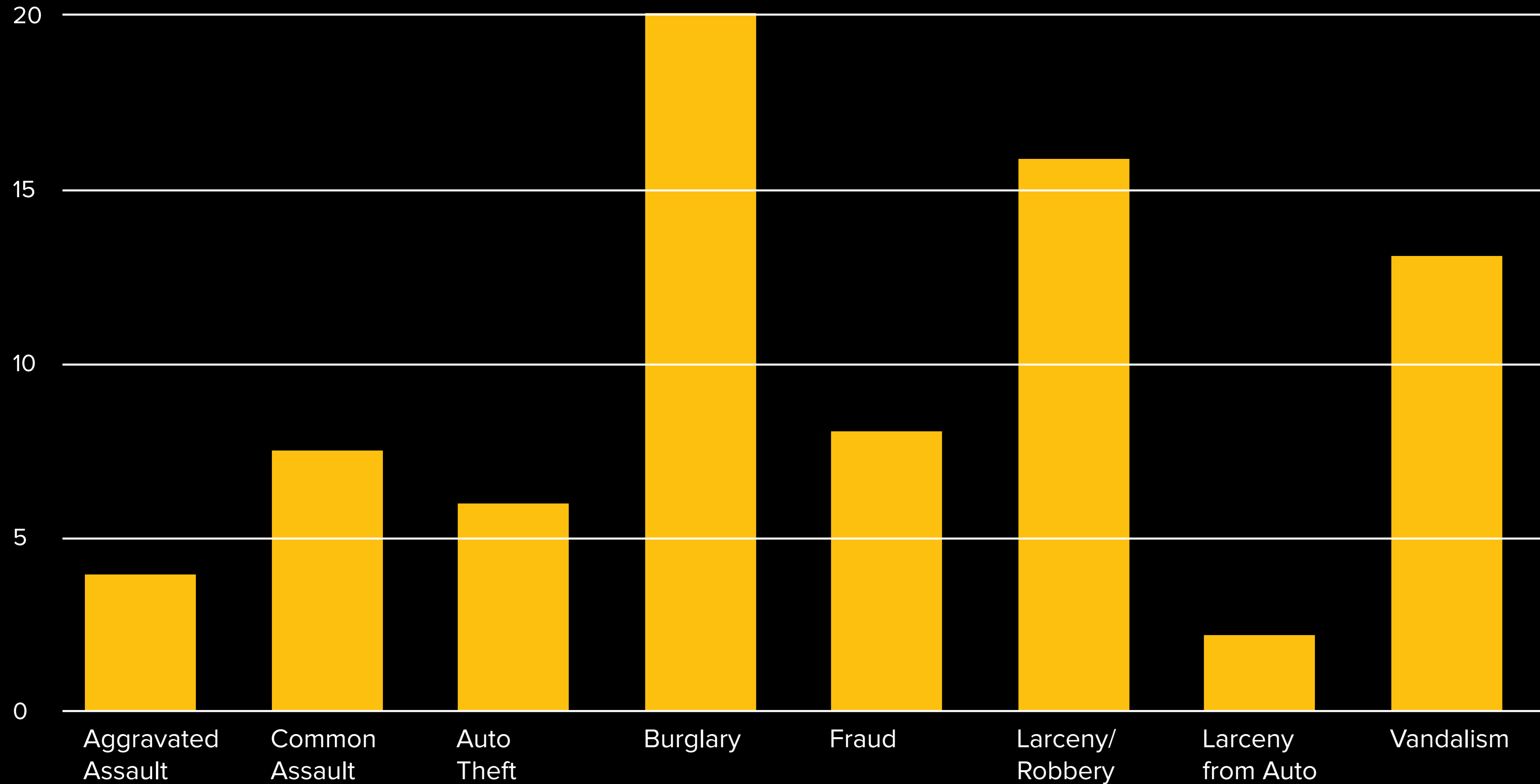
Crime by Month

Nov 2024 – Oct 2025



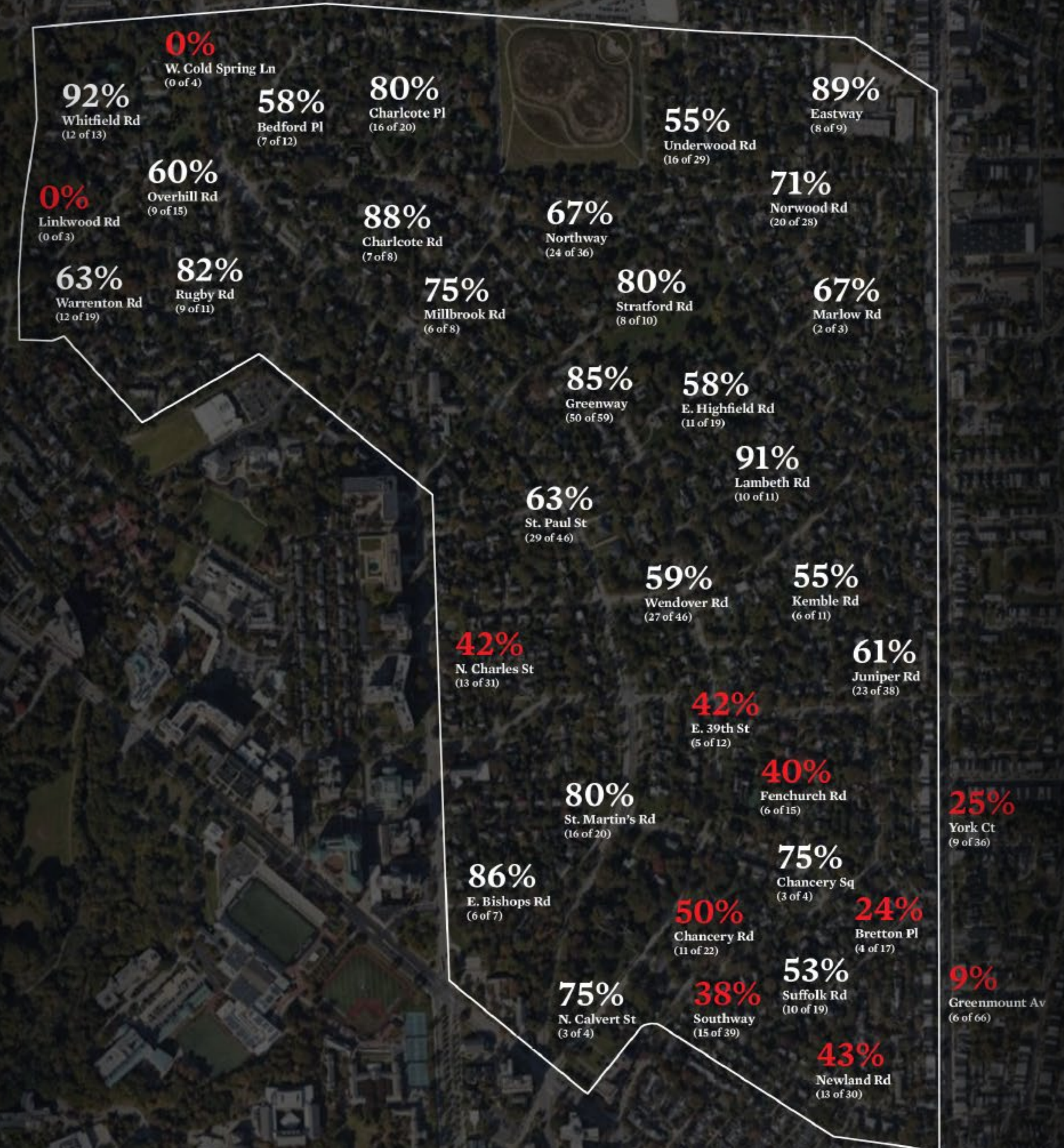
Crime by Type

Nov 2024 – Oct 2025



GSP Contributions

- Approximately 53% of property owners contribute to the Guilford Security Patrol (GSP)
- Similar participation numbers in the past 3 years
- Contributions fund 75 hours of coverage each week
- \$63,000 budgeted to supplement contributions



Safety Contact Information

Major Keira Saunders (new in 2025) – 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

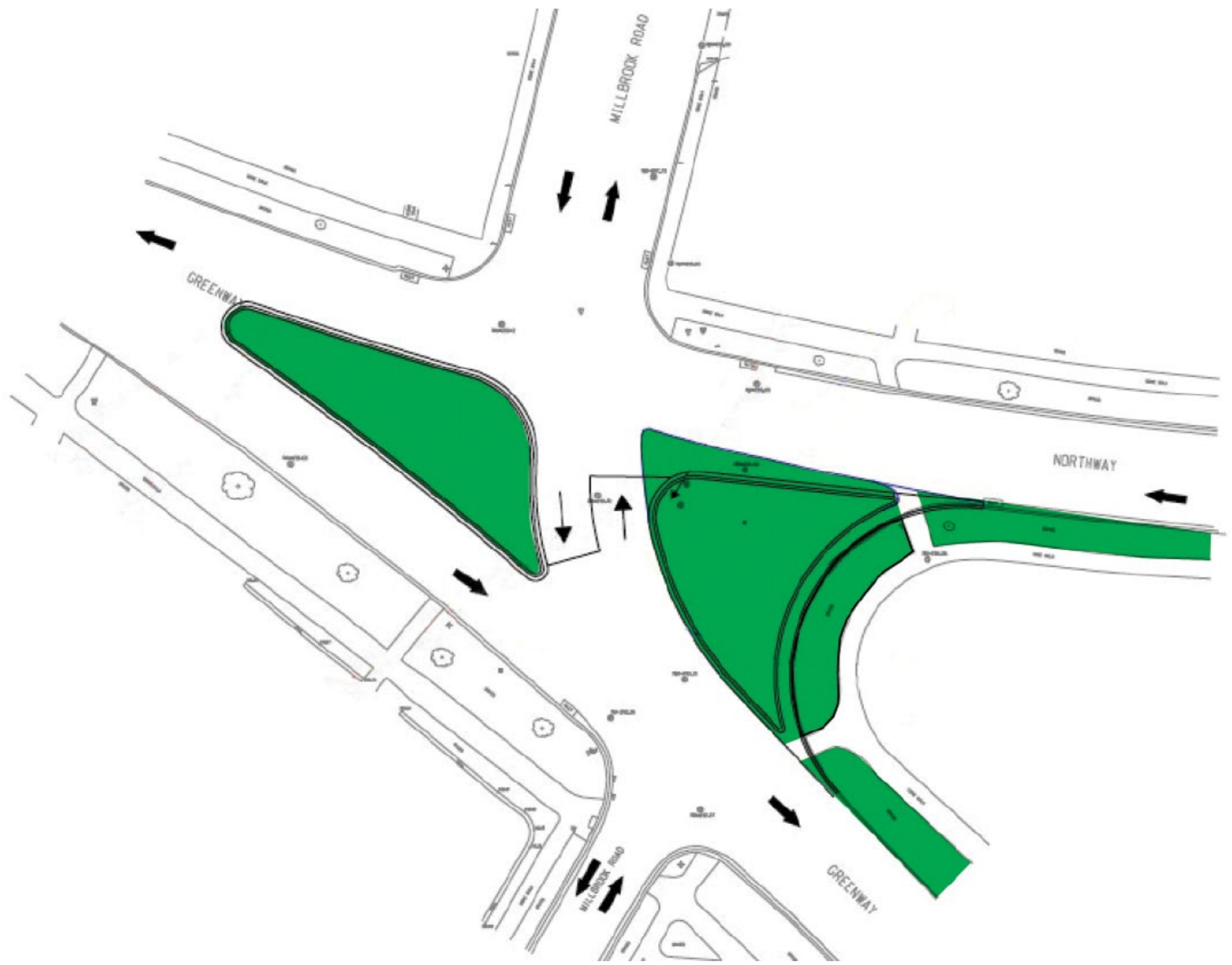
Officer Baba Daissy

Traffic & Streets Committee

John Bolton

- Reminder to please contact the Association office manager (*officemanager@guilfordasssociety.org*) for any street or traffic related concerns for the committee to review
- Norwood Road Utility Work
Sewer main replacement project is underway.
Sidewalks have been repaired.
- Loyola University Student Parking
Received approval for an expansion of Residential Parking Permit Area 6 to include Millbrook Rd.
Signage has not yet been installed.
- Greenway–Northway–Millbrook Traffic Triangle

Greenway-Northway-Millbrook Triangle



Sidewalk Repairs

- Still on a backlogged waitlist of 7 to 9 years.
- Met with DOT recently about non-conforming material used in many repairs. Maintaining a list of sidewalk repairs needed.
- Residents are still free to contract for their own sidewalk repairs, but must keep in mind that sidewalk repairs **MUST** conform to the standard materials (exposed aggregate) used throughout Guilford.
- If the city repairs your sidewalk, you will be billed for the work unless it was caused by damage from a city-owned tree.



Street Lights

- New lamps are being installed in the neighborhood.
- Many of the new street lamps have no glass/glazing and have LEDs that emit VERY bright white light.
- Meetings with DOT and BGE about ensuring standard lighting in the neighborhood. Discussions are ongoing.



Parks Committee

Emily Brennan

- 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 spaces and “islands” throughout the neighborhood
- Nearly 14 acres of green space



Sherwood Gardens



Sunken Park



Little Park



Gateway Park



Architectural Committee

Jeremy Hoffman

- 83 formal Architectural Applications received to date. Anticipate over 100 by end of year. Most are approved or approved with comments and guidance.
- Committee reviews applications monthly with a licensed architect and an architectural historian, who are both non-Guilford residents.
- All proposed exterior changes are reviewed for consistency with the Architectural Guidelines. Reviews of exterior alterations are required by the Deed & Agreement.
- Hundreds of thousands of dollars were again invested in restoration and improvements this year, including a number of alterations where residents are planning to age in place.

Home Sales

- 29 properties have sold in 2025 (to date) with an average sales price of \$886,134
- 31 properties sold in 2024 with an average sales price of \$938,081
- The Committee reviews all properties listed for sale for covenant compliance. Identified issues are either resolved by the seller or the buyer enters into a Correction Agreement with the Guilford Association.
- Missing shutters and unapproved fences remain the most common issues.



York Rd/Greenmount Ave Committee

Kevin Creamer and Phily Reely

- Spring Clean-Up event in York Courts/Greenmount Ave/Mews held on 4/26/25
- Community Yard Sale at York Courts Held on 7/26/25
- Fall Clean-Up Event Scheduled for 11/15/25
- Traffic Impact Study currently underway on Greenmount Avenue for traffic calming/safety
- Outreach efforts continuing south of E. 39th Street—seeking new committee members!

Guilford Elementary & Middle School Reuse

- Property to be sold by the City
- Site is subject to terms of the 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.
- Discussions ongoing between Midtown Academy and Baltimore City Department of Housing & Community Development (DHCD); Guilford staying connected on timing of potential sale.

Social Committee

Kelly Maher

- 2025 Successes — Egg Hunt, Bloom Party, Summer / Fall Music in SG, Neighbor Day, Halloween Parade, Movie Night in Sunken Park
- Quarterly Committee meetings—All are welcome!
- Our neighborhood Facebook page continues to grow (we've reached >350 members!) and is a useful resource.
- Efforts to welcome New Neighbors into Guilford continue; welcome baskets are being distributed and a brunch is being planned for March 2026 for new residents.
- 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.

Social Committee



Bloom Party



Halloween Parade



York Courts Beautification



Neighbor Day

Social Committee

- Annual Guilford Holiday Party – Sunday, December 7, 5:30–8:00pm
- \$150/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



EST. 1913

Thank you for joining us.
Questions?

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