



FOX CHAPEL

Residents of Fox Chapel

2025 Annual Meeting



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Agenda

Betzy Hepburn

- Board composition
- Treasurer's report
- Report on water main project and street repaving
- Social Committee report
- Report on landscaping, pond, dumpster day
- Building and architectural control
- Membership in Greater Timonium Community Council



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Board Composition

Betzy Hepburn

- Current Board
 - Betzy Hepburn (Chair/Secretary)
 - Jennifer Walter (Treasurer)
 - Jim Cosgrove
 - Esther Frey
 - Eric Frey (website)
 - Justin Mascari
 - Your name here!
- Please email us to join board

Fox Chapel Treasurer's Report

2025 Annual Meeting

Jennifer Walter

2025 Financials

Begin of Year Cash Balance	\$	15,210.72
Projected EOY Cash Balance	\$	16,902.69
Pond Fund Balance	\$	50.00

	BUDGET	ACTUAL	VARIANCE
Total Revenues collected	\$13,600.00	\$13,240.00	-\$360.00
Total Expenses Paid	-\$9,925.00	-\$10,888.03	-\$963.03
Net	\$3,675.00	\$2,351.97	-\$1,323.03

Annual Dues Analysis

# of Homes Paid (based on prior year)	68	67
	72%	71%

Revenue

Total Collections	\$13,600.00	\$13,240.00	-\$360.00
Annual Dues	\$13,600.00	\$13,240.00	-\$360.00

Expenses	\$9,925.00	\$10,888.03	-\$963.03
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Events

Social Events - Block Party	\$3,000.00	\$3,686.03	-\$686.03
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Administrative

GTCC Membership Fee	\$0.00	\$75.00	-\$75.00
Insurance - Nationwide	\$1,100.00	\$1,302.28	-\$202.28
Web Site - URL Registry/Hosting	\$325.00	\$324.72	\$0.28
Bank Fees	\$0.00	\$0.00	\$0.00

Beautification

Landscaping	\$4,400.00	\$4,400.00	\$0.00
Entrance Holiday Decorations	\$1,100.00	\$1,100.00	\$0.00

Pond Fund

Pond Fund Summary

	2023	2024	2025	Total
Pond contributions	\$3,475.00	\$2,010.00	\$1,800.00	\$7,285.00
Payments for pond clean up	-\$2,900.00	-\$1,875.00	-\$2,460.00	-\$7,235.00
Balance	\$575.00	\$135.00	-\$660.00	\$50.00

2026 Budget

Total Revenues collected	\$13,400.00
Total Expenses Paid	-\$10,870.00
Net	\$2,530.00

Annual Dues Analysis

# of Homes Paid (based on prior year)	67
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Revenue

Annual Dues Collected	\$13,400.00
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Expenses	\$10,870.00
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Events

Social Events - Block Party	\$3,000.00
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Administrative

Insurance - Nationwide	\$1,820.00
GTCC Membership	\$75.00
Web Site - URL Registry/Hosting	\$325.00
Bank Fees (Zelle 1% collections)	\$150.00

Beautification

Landscaping	\$4,400.00
Entrance Holiday Decorations	\$1,100.00
Pond Clean Up	\$0.00

2026 Dues

- Notice via email will be sent in January, please pay by 3/1/26
- Base Dues \$200/household
- Zelle available for payment OR Pay by Check

foxchapeldues@gmail.com



***If Paying by check, mail to:
Fox Chapel Treasurer
300 Merrie Hunt Drive
Lutherville, MD 21093



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Status of Water Main Project

Esther Frey

- Project Funding: Department of Public Works
- Status of Current Phase
 - Trenching finished by Friday, 11/14
 - Some digging to reconnect water will remain to be done
 - Removal of temporary pipes scheduled before Thanksgiving
 - Patching of road depends on temperature
- Completion Scheduled for Early Spring 2026
 - Excavation and replacement of water main for remainder of Chapelwood Lane
 - Reseeding areas affected by pipes
 - Milling and repaving of 11 foot wide strip from center of trench



What about the rest of the roads and the curbs?

- Board and many residents believe the curbs should be replaced and the roads resurfaced
- Road replacement is handled by Baltimore County Bureau of Highways and Roads
 - Based on road surface rating (early in the new year)
 - Repairs as part of water project may upgrade rating ☹️
 - Prioritized as part of budget process in early 2026
- Strategy: Squeaky Wheel
 - Board has met with Councilman Kach (very supportive)
 - Advised to be active during budgeting process
 - Working to schedule meeting (with help of Councilman Kach) with the County Executive
 - May need support from residents



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Social Committee Report

Charlene Tomaselli

- Current members
 - Esther Frey: Board Representative
 - Anne Smith: Social Calendar Coordinator
 - Charlene Tomaselli: Neighborhood Greeter Coordinator & Block Captain Candlelight Ct
 - Yana Fayer: Sign-Up Genius Facilitator & Block Captain for Starmount Lane
 - Betzy Hepburn: Block Captain for 400 Block Chapelwood Lane
 - Joyce Reier: Block Captain for 300 Block Chapelwood Lane
 - Monia Cheikh: Block Captain for Merrie Hunt Drive
 - Mary Susan Donhauser: Block Captain for Fox Chapel Drive
 - Arissa Torrie: Block Captain for Chapelwood Court
 - Annie Poole: Block Captain for Dulaney Valley Road



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Fox Chapel Social Events Hosted in 2025

- January 24, 2025 – Ladies' night out at Monia Cheikh's house 30-40 ladies attended
 - April 5, 2025- Cocktail party at Anne & Chris Smith's house- 35 residents attended
 - September 2025 – Back to school social at Kim & Max's house- 20 residents/kids attended
 - September 20, 2025- Block Party at Tomaselli house - 57 residents attended
 - October 31, 2025- Trick or treating & Snacks at Anne/Chris's house – 20-25 residents participated
 - Coming up – Santa Fire Truck at Anne & Chris's house date TBA
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- **Social Committee for 2026 – meeting Sunday, Nov 23, 5 pm at Anne's house at**
 - **303 Chapelwood Lane**
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- ★ Easter Egg hunt, Pi Day, end of school social cx due to lack of attendees
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- ★ There are 94 homes in Fox Chapel ; approx. 149 residents



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Landscaping, Pond & Dumpster Day

Justin Mascari



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Building and Architectural Control

Jim Cosgrove



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GTCC Membership

Jim Cosgrove

- GTCC=Greater Timonium Community Council
- <https://gtccinc.org>