

Chartridge HOA Meeting

Oak Hill Elementary

2/9/15

The meeting was called to order by Heide Burke at 7:30pm

Record of Attendance and Introductions

- The following people attended the meeting:
Heide Burke, Ellen Evans, Bethany Kerley, John Mennell, Ben Roberts, Lauren Wilusz, Tim Cronin, Carrie Scott, Brigid Stair, Ryan Thompson, Stacy Smith, Andrea Ranaghan, Julie Bresson, Margie Kerr-Grube, Al Fitzgerald, Farah Fitzgerald, Manijeh Fitzgerald, Scott Carey, Suzi Patterson, Sandi Scott, Tom Scott, Dottie Breyer, Andy Breyer, Yvonne Borresen, Stephanie Roberts, Brenda Dimmick, Carolyn Campbell, James Campbell, Andy Hicks, Terry Hicks, Kathy Register, Jeff Register, Wilford "Lee" Scott, Susan Nichols, Stephen Stewart, Aleigh Vancaster, Owen Cleary, Ryan Scott, John Fish, Tom Burns, Marilyn Magner, Jim McNally
- Special Guest: Officer Krystal Swartzwelder from Anne Arundel County Animal Control and the investigating officer in the recent dog attack

Approval of Previous Minutes

- Heide motioned to approve January minutes via email

President's Report

- **No report**

Treasurer's Report

- **No report**

Committee Chair Reports.

- Architecture Committee (Alexis Kelly): No report (Chair Position is Open)
- Bylaws and Covenants Committee (Margie Kerr): No report
- Chatter (Mary Ann Rohr):
 - Next issue will come out in May.
- Common Area and Safety Patrol (Mike Husselbee): No report
- Pool Committee (Chair Position is Open) No report
- Reserve Committee (Mary Pat Bozel) No report

- The Board will discuss the status of this committee.
- Social Committee: (Julie Bresson)
 - Possible swim team party in March at the aquatic center. Stay tuned for details.
- Swim Team: (Steve McKenney) No report
- Website: (Vince Burke) No report

- Ad Hoc Committee -Pond (Tom Scott)
 - An Anne Arundel County Water Quality Program Manager will speak at the next HOA meeting on March 9, 2015
 - The flooding around the pond and Common Area is contributing to evidence that the berm is failing
 - The AA County water program manager is looking for better water quality flowing outside of the Common Area, so our position needs to be that we support his project but get assurances from the county that it will support our drainage problem and flooding issues
 - AA County owns the 20 foot easement
 - The Common Area is marshy all of the time and our recreational fields are no longer usable
 - The developers of proposed new community have never considered the issues that building up around Chartridge will cause
 - Please add the AA County Water Quality Program Manager to next meeting's agenda, residents encouraged to attend
 - A resident shared that her house experienced flooding after the August storms that resulted in her needing new appliances
 - The litter problem at the Common Area will not be addressed by the county, residents are encouraged to use trash cans
- Ad Hoc Committee –Sabrina Chase Phase II (Tom Scott/Michelle Collins): No report

Old Business

- Charington Drive sublet issue:
 - Residents of Charington Drive were in attendance to address the rental and sublet issues. The owner of the house at the center of the concern was also in attendance.
 - The owner of the house experiencing problems said that the eviction process was started and that paperwork was filed last week in court. She is waiting to hear from a judge or sheriff. The “14 day waiting period” is in progress. Residents will wait to hear from the owner when the tenant is gone.
 - The tenant got into a screaming match with Chartridge residents, however it is the tenant's son causing the most problems, but as of 2/6/15, he was in custody in Baltimore City.
 - Residents expressed concerned that the background check of the tenant was not clean and showed supporting paperwork to that claim, residents want to make

sure all landlords perform adequate background checks and call reputable references and want to see this in the bylaws. The owner assured the concerned residents that she did the proper background check and called references.

- Residents agreed rentals are okay, but want to ban sublet situations in Chartridge
- Ryan Thompson motioned for action to be taken to address rental and sublet issues, property care and maintenance issues and to increase standards in Chartridge. It was mentioned standards have dropped over the past years. Ben Roberts suggested that a committee to be formed, with Ryan to chair to work with the Board and community attorney to address all issues and make changes to bylaws and enforcement. Ryan agreed to chair. The Board unanimously approved the motion. A signup sheet was passed around for residents to join this committee and 16 residents signed up with their contact information included:

- Ryan Thompson, Chair
- Margie Kerr
- Lauren Wilusz
- Al Fitzgerald
- Paul (no last name given)
- Kathy Register
- Jeff Register
- John Fish
- Ryan Scott
- Owen Cleary
- Tim Cronin
- Aleigh Vancaster
- Brigid Kinsey Stair
- Scott Carey
- Bethany Kerley

- Our community attorney believes our bylaws are weak, however changing bylaws will require 75% of yes votes from the community through a door to door campaign.
- One resident spoke up to say that houses and properties need to be kept to a higher standard and would like to see sharper enforcement
- Another resident spoke up to say AA County is effective with code enforcement and property maintenance requests, however some disagreed with this because of the apparent lack of action from the county regarding 449 Gainsborough Ct.

New Business

- On 1/25/15, there was a dog attack in Chartridge that resulted in the death of another dog and injury to the deceased dog's owner.
 - The Fitzgerald family, victims in the attack and owners of the deceased dog were present and Al Fitzgerald introduced himself, his wife and his daughter.
 - Al Fitzgerald spoke on behalf of his family and shared the details from the incident
 - Heide Burke began by reading a statement from the Kershaw family, owners of the pit bull dogs that caused the attack.

- Officer Krystal Swartzwelder spoke after Heide and took questions from residents. Summaries of her statements are below:
 - The 60 pound tan pit bull, the attacking dog in this case, was returned to the owners, Dale and Mary Kershaw on February 4, 2015
 - Officer Swartzwelder completed a full inspection of the Kershaw's home and property before the dog was returned.
 - The Kershaw's fence did not meet Animal Control's safety requirements and the tan pit bull must be confined to a kennel when it is in the backyard
 - There are currently no restrictions on the black pit bull who was present during the attack but did not injure another dog or person, however a resident spoke up and shared that the same black pit bull charged at her dogs and children in October of 2014. That resident is expected to file an affidavit with Animal Control which could result in restrictions on the black pit bull
 - The tan pit bull was classified with only a Potentially Dangerous order as that is the maximum the current law allows
 - The Kershaws will undergo yearly inspections of their house and property, one surprise visit per year and one visit every July.
 - Community members can request inspection results through the Public Information Office
 - The fee to maintain a potentially dangerous dog is \$100 annually. If the dog was considered dangerous, the fee increases to \$250 annually.
 - While in quarantine at Animal Control, the tan pit bull was not evaluated
 - Pit bulls are not banned in Anne Arundel County
 - Animal Control encouraged the Kershaws to put signs on their fence alerting the community of "dogs present"
 - Pepper spray is not always effective in deterring a pit bull, breaking its jaw is the most effective measure in the event of an attack
 - Self defense is a legitimate defense in a dog attacking case
 - Animal Control recommended to the Kershaws that the dog work with a trainer
 - A different black pit bull described as aggressive was picked up last week on Mansfield and is still at Animal Control
 - Cats must be kept on leashes if off owner's property
 - The Kershaws were offered euthanasia for the attacking pit bull but declined
 - The Kershaws installed baby gates in their home to prevent the dogs from charging the front door
 - Resident mentioned that baby gates might not hold back pit bulls
- The Board recommended that residents write to their elected officials with concerns about aggressive breeds and getting the laws changed
- Residents would like to see reminders about the leash laws in the next Chatter and posted on Facebook. Residents would also like to see links to the affidavit document for Animal Control posted on Facebook and in the next Chatter
- Residents would like to see improved communication from The Board

- Board was asked what the status of a second Facebook page is, or if the main page will be approved for use of safety and public information.

Meeting adjourned at 9:14 p.m. by Ben Roberts

Minutes submitted by: Bethany Kerley