



Silver Ridge Condominium Association Newsletter

QUALITY LIVING IN THE HEART OF NOTTINGHAM

FALL EDITION
2017

Message from Our President

By now, you should have received the Annual Meeting Notice from Brodie Management informing you of our Annual Meeting that will be held on November 13th at 6:30 p.m. at the Honeygo Library.

If you are not available to attend this meeting and you are a unit owner, it is important that you complete the Proxy that was included in the notice. You may give it to your Building Rep, to a Board Member or mail it to Brodie Management, 110 Old Padonia Road, Suite 202, Cockeysville Maryland 21030, email to csweet@brodiemgmt.com, or fax to 410-296-1289.

Councilman David Marks will be the guest speaker at the meeting.

Vagrant Problem

I understand the vagrants have returned to the woods on the Silver Ridge side. They were removed once, but are back again. Brodie has been in contact with Councilman Marks and the Baltimore County Police regarding this issue.

Call 911

If you see the vagrants, please do not approach them. Instead, please call 911 immediately. You do not have to give your name when you call the Police, but please report to police ASAP. For our community protection, we must stay on top of issues like this.

Welcome to New Residents

Several condo units have been sold in our community within the last year and I would like to welcome our new residents. You have selected a wonderful community in which to reside. However, Living in a condo

community is quite different than living in a separate house. You are now living in a building with several other families, all with different schedules and different likes and dislikes. Because we choose to live in this community, we must respect our neighbors. There may be people living above and below you.

Consider Your Neighbors

I remind you that Maryland laws state: no loud noises after 11 p.m.

In addition, I would like to speak to you regarding our grounds. Precision Landscaping is our landscaping contractor and they do a good job on our grounds. That being said, a cost of approximately \$44,000 comes with that service. This cost does not include the extra expenses, i.e., removing trees, shrubs and tree trimming that will be performed during the Fall.

Cigarettes & Scattered Trash

I have noticed an increase of cigarettes butts and trash being littered around our grounds. If you smoke, please do not throw your cigarette butts on the grounds - dispose of them properly. Please refrain from littering the grounds with cigarette butts and trash, which detracts from the appearance of our community.

Need Volunteer Building Reps

Several buildings do not have a Building Rep. A Building Rep is the liaison between your building and the Board of Directors and Brodie Management. A Building Rep reports to Brodie Management when issues arise. Brodie Management is responsible for coordinating work to be performed on our grounds and in our building. Building Reps cannot authorize work to be performed. If your building does not have a Building Rep, consider stepping up and taking on the job.

Many Improvements Completed

All roofs have been either replaced or repaired. Cost: approximately \$180,000.

New LED light installations have been completed in 7 buildings. Eighteen lights are on backorder for the last building. The Board received positive comments regarding the new lights. The lights have brightened up our hallways and stairwells, making our buildings more inviting.

Please Don't Clutter Hallways & Alcoves

All buildings were inspected by our Building Committee and

issues were reported back to the Board. Hallways and alcoves are not an extension of your unit. Sofas, chairs, tables, lamps are not to be in the hallways or alcoves. The cleaning company will not move the furniture when cleaning your building. If you have furniture outside of your front door, you are asked to remove the furniture. Exceptions are small tables and decorations.

Rules Affecting Common Areas

This is a direct quotation from the Condo By-Laws found on page 9 in the Blue Book:

- "The common halls, stairways, walkways and parking areas shall be used for ingress and egress only, and children shall not be permitted to play therein or thereon, nor shall same be used in any manner for picnicking or cooking or for permanent or temporary storage of any article of personal property, or any bottles, trash or garbage, nor shall any of the foregoing ever be permitted to remain or stand in the common halls, or on the stairways, walkways or parking areas (except for decorative furniture having received the prior written approval of the Board of Directors), or any sub-committee appointed by the Board of Directors. Lawns and landscaped areas shall

not be used for sunbathing, picnicking, play or similar purposes"

Additional Speed Bumps Being Considered

The Board was asked to investigate adding several speed bumps in our community. We have received one bid and are waiting for more. I suggest we wait until spring of 2018 to install these speed bumps. We may be in for a very hard winter. Once all of the bids are received, the Board will discuss the suggested locations.

Updated Blue Book Online

Silver Ridge Condominium website is silverridgecondominium.com. The updated Blue Book is now available on our website. If you have questions regarding rules and regulations, look it up on the website. If you cannot find an answer to your question, call Margaret Bell at Brodie Management (410-825-6060) or myself.

Thank you,

Joan

More on Condo Etiquette

Only the American flag may be displayed. The flag cannot be supported from the building's brick wall, nor can a flag pole be erected.

No drying racks or hanging items over the balcony railings.

It is requested that head-in parking be used since back-in parking

blocks the walkway area; and the exhaust fumes are detrimental to the grass, shrubbery, and to the condo units facing the parking area.

Dogs Must Be on Leash

Dogs are not permitted to run loose. They must be kept on a leash when they are outside of your unit. This is a Maryland law. Should your dog leave a “deposit” on the property, please pick it up and dispose of it properly.

Because small bags of dog waste are often at the bottom of your trash can under larger bags, trash collectors do not take them.

Solution: Make sure you place the small bags of dog waste in larger tied trash bags. Also, do not put your bags of dog waste in trash cans belonging to other owners.

Parking, Speeding and Repairing Cars

Park your car centered between the painted lines on the parking lot. When a resident takes up two spaces, it reduces the available parking for everyone. Also, as mentioned above, only head-in parking is allowed.

The speed limit throughout the community is 15 miles per hour as posted.

A unit owner recently reported to the Board that people were seen working on automobiles on our parking lot. As stated in our By-Laws: *“No automobile repair or maintenance work shall be performed on the property.”* A fine could be imposed on people performing this action.

Saturday, Nov. 5, 2017 ends daylight saving time. While changing your clocks, replace your furnace filter and smoke detector batteries.

Unit Owner Insurance Needs

You may not realize it, but any improvements you make to your condo are not covered by our master policy. That is why it makes sense to sit down with your insurance agent, if you haven’t done so already, and review your homeowner’s policy and discuss the following issues:

- A Condominium Owner’s Policy, HO-6 to provide coverage for your personal property. Personal Property should include your contents, furniture, improvements and betterments and upgrades you have made to your unit. Included is an amount for additional living expenses should your unit become uninhabitable due to a covered claim.
- Personal Liability for your unit.
- Loss Assessment Coverage – Can be placed on the HO-6 and generally would cost about \$30-100 to increase from \$1,000-\$5,000. Discuss this with your personal insurance agent, as not all Companies provide this coverage. Effective June 1, 2009,

the Maryland Condominium Act will be amended to state that up to the first \$5,000 of the Master Policy deductible on a covered claim may be the responsibility of the homeowner where the damages originated. Please refer to House Bill 287 (HB 287).

- A few additional coverages you might want to discuss with your personal insurance agent are replacement cost coverage, boiler and machinery and water back-up of sewers and drains.

Silver Ridge & Perry Brook Building Representatives

1. **No Rep**
2. **Mary Greif** 4102 Chardel Rd # 1E 410-931-3798
3. **Pauline Albert** 4104 Chardel Rd # A 410-931-0546 # --
4. **No Rep**
5. **No Rep**
6. **No Rep**
7. **No Rep**
8. **Herb Ruth** ,3901 Darleigh Rd. 3H 410-931-0038

BOARD MEMBERS

Security-Camera System

The Board is looking into the possibility of installing a security camera system that would monitor certain areas in Silver Ridge where there have been reports of car break-ins, vandalism or assaults. While such incidents have been rare, the Board wants to keep it that way.

Furthermore, security cameras have the ability to record such incidents, thus making it easier to catch the perpetrators. Such surveillance cameras also serve as a strong deterrent by discouraging criminals, who realize their crimes could be recorded.

The Board is in the preliminary stages of this research, but we feel confident that we can find a security system that is effective, yet fits within our tight budget. Please feel free to give the Board your feedback on this project.

President:

Joan Meadowcroft
410-497-5327
Term Expires 2017

Vice President:

Edith Smith
410-933-0983
Term Expires 2017

Treasurer:

Paul Coleianne
regone6@gmail.com
Term Expires 2018

Secretary:

Pat Sibiski
410-870-6394
Term Expires 2017

Members-At Large:

Greg Gummer
410-256-1322
Term Expires 2018

Michael Clisham
410-931-0726
Term Expires 2018

Chet Dembeck
410-371-5625
Term Expires 2018

Important Numbers

Emergency- 911

**Licenses (Dog and Cat) –
410-887-3630**

**Animal Services
(8 a.m. to 4 p.m.,
Monday to Friday) – 410-
887-7297**

**Aging and Senior
Information and
Assistance --
410-887-2594**

**Disabilities Information
and Referral—410-887-
3580**

Refuse Collection

**Complaints – 410-887-
2000**

Disposal – 410-887-2000
**Recycling (Residential) –
410-887-2000**

Our Website:

silverridgecondominium.com