

The Homeowners' Association newsletter for  
**THE GABLES AT LAWYERS' HILL**  
ELKRIDGE, MARYLAND



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**ATTENTION HOMEOWNERS**



The Gables at Lawyers Hill Association will be holding its Annual Members Meeting at the Stained-Glass Pub in Elkridge, MD on December 6, 2022. Starting a 6:30pm we will host a social with appetizers and beverages. The Annual Business Meeting will start at 7:00 pm  
Please plan to attend



**Tree and Shrub Pruning Project**

The Architectural Committee will be holding its annual tree and shrub pruning project this January. Please send an email to Brenda Schweiger if you would like to get a quote. This year we are trying a new company for this event. The more neighbors who sign up the cheaper our quote will be.

[bkschweiger711@gmail.com](mailto:bkschweiger711@gmail.com)



**New Board Members Needed for 2023**

The Board is recruiting for new Board members for next year. Please plan to attend, New Board members will be nominated and elected at our Annual Board meeting. Please see page 6 and 7 for Board member responsibilities



**Annual Inspections**

The Architectural Committee completed its Annual Inspections in October. For the most part we noticed some nice updates. There were some minor maintenance issues. The Architectural Committee assessment letters will be emailed by the end of this year. The Architectural Committee would like to thank everyone for their part in keeping our community looking nice.

[archcomm@thegablesinfo.com](mailto:archcomm@thegablesinfo.com)



## The Gables at Lawyers Hill Annual Meeting Agenda

### The Gables at Lawyers Hill Homeowner's Association Annual Meeting Agenda Tuesday, December 6, 2022

**Location:** Stained Glass Pub 6751 Dorsey Rd. Elkridge, MD  
21075 (Basement)

**Members Social-** 6:30- 7:00- Appetizers and refreshments will  
be served

**1. Opening Comments-** Brenda Schweiger- 7:05-7:10

a. Please reserve comments to the end of speaker's presentation

**2. Attendance confirmation-**

Angela 7:15- 7:25

a. Do we have a quorum?

Angela

b. *All Neighbors in attendance introduce themselves*

c. **Welcome New Neighbors:** *Please welcome Jorgensen family to Latchlift Ct.  
and the Nerette family on Summer Home Terrace*

d. **Introduction of current Board members:** *Board members will introduce themselves*

*President – Brenda Schweiger- Term ending*

*Vice President – Ashley Gerrity- 2 yrs. remaining*

*Treasurer- Bev Johnson- Term ending*

*Secretary- Angela Shiplet- Term ending*

*Member at Large- Fern Nerhood- 2 yrs. remaining*

*Member at Large- Mike Oehler- 2 yrs. Remaining*

**3. Welcome Committee Introduction-** *Fern Nerhood 7:10- 7:15*

**Members:** *Fern Nerhood, Chris Matney, Susan Lavin, Angela Shiplet*



## The Gables at Lawyers Hill Annual Meeting Agenda

### 4. Website and Facebook Report - Brenda & Angela 7:25- 7:30

### 5. Architectural Committee Report –Brenda Schweiger- 7:30- 7:45

Members- Emile Paul, Kathy McCrory, Kristy Mumma, Jay Sandusky, Brenda Schweiger

a. 2022 accomplishments

b. 2023 projects

c. Annual inspections

*Thank you to all Committee members and neighbors for helping to ensure that our looks beautiful and holds our property values*

### 6. Treasurer's Report – Bev Johnson- 7:45- 8:05

a. 2022 Summary

b. 2023 Proposed Budget

c. Dues increase this year and next

d. Allocation of Financial Reserves

### 7. LHO Update- Brenda- 8:05- 8:10

### 8. Nominations / Elections: Ashley Gerrity- 8:10- 8:20

There are currently three seats to fill on the Board for new members to sign up.

The Board is encouraging new members to sign up and help.

### 9. Items up for a vote - Ashley Gerrity- 8:20- 8:25

#### **Our current bylaws state:**

"4.7. Multiple Offices, the offices of Secretary and Treasurer may be held simultaneously by the same person. Otherwise, no person shall hold simultaneously more than one office, except in the case of special offices created pursuant to the provisions of Section 4.4."

#### **The Proposed change:**

"4.7. Multiple Offices, the offices of Secretary and Treasurer may be held simultaneously by the same person. Otherwise, **no board member or committee chair**, shall hold simultaneously more than one office, except in the case of special offices created pursuant to the provisions of Section 4.4 **or in the case of a temporary vacancy not lasting more than 6 months.**"

### 10. Closing comments and new business for next year- Brenda Schweiger 8:25- 8:40

Our community could also use some additional members to join our Architectural Committee, Tech Committee and Little Library Steward.

### 11. Our Next Quarterly Meeting- January 11, 2023,

## 2023 Budget Preliminary



**The Gables at Lawyers Hill HOA  
Calendar Year 2023**

**Budget Plan**

Assessment	Due by
\$400	February 28, 2023
\$375	January 31, 2023 (\$25 early discount)

**Income**

Annual Assessments (57x \$375 discount dues)	\$ 21,375.00
Interest (bank)	\$ 2.40
<b>Reserve supplement</b> for balanced budget (as needed)	<b>\$ 1,928.60</b>
<b>Total Income</b>	<b>\$ 23,306.00</b>

**Expenses**

Community activities [ Fall Social (550), Halloween (200), Annual Mtg (700) [Arch Comm Mtg/Social (150), Board Mtg/Social (150)]	\$ 1750.00
Administration – Meetings (board,arch)	\$ 120.00
Administration – HOA Insurance	\$ 1126.00
Administration – Mgmt (GoogleWSp)	\$ 150.00
Administration – Website Administration	\$ 200.00
- Supplies Administration - PO Box	\$ 200.00
Administration - Postage	\$ 200.00
Grounds Maintenance - Lawn & Landscape (14600) & Garden club (250)	\$ 60.00
Grounds Maintenance - snow removal	\$ 14,850.00
Grounds Maintenance - Repairs and Maintenance [common areas: fence repairs and tree work]	\$ 1000.00
Taxes - Federal	\$ 3500.00
Taxes – Property (form only)	\$ 150.00
<b>Total Expenses</b>	<b>\$ 0.00</b>
	<b>\$ 23,306.00</b>
Total Income	
Total Expenses	\$ 23,306.00
Difference	\$ 23,306.00
	\$ 0.00

## 2023 Annual Assessment

Dear Gables Homeowner,

**This is notice of the 2023 Annual Assessment for The Gables collected by your HOA.**

*(Please refer to Section 3 of the G.A.L.H. Articles of Incorporation, and Section 6 of the Declaration of Covenants.)*

**The Gables' Annual Assessment for 2023 is \$400.**

These dues are not covered by your mortgage escrow and are directly payable by you. Failure to pay may result in a lien against the property.

**Your Annual Assessment payment is due February 28, 2023.**

- an early-payment discount of \$25 (net \$375) applies to dues that are paid before the end of January.
- the full amount of \$400 is due for payments made February 1 through February 28; and
- as provided for under the Declaration of Covenants sec 6.5, a \$20 late fee penalty is assessed along with additional interest on all payments made after February 28<sup>th</sup>.

\*The payment must be **post-marked by the due date** for the early discount or on-time payment.

The detailed payment timetable for 2023 dues is as follows:

IF YOU PAY YOUR DUES BY THIS DATE*	YOUR PAYMENT AMOUNT IS
January 31, 2023	\$ 375
February 28, 2023	\$ 400
March 31, 2023	\$ 426
April 30, 2023	\$ 432
May 31, 2023	\$ 438

*Please note that \$6 per month interest will continue to accrue until payment is made.*

When paying your Annual Assessment, please

- ✓ **Make your Check or Bank Bill Pay payable to:** *The Gables At Lawyers' Hill Association, Inc.*
- ✓ **Mail your payment to:** *G.A.L.H. Association, Inc.*  
*P.O. Box 8023*  
*Elkridge, MD 21075-8023*

Thank you in advance for your prompt payment. All future payment reminders will be sent to you via e-mail. If you have a new email, please let us know. Any questions or concerns may be directed to The Gables Board [gablesboard@thegablesinfo.com](mailto:gablesboard@thegablesinfo.com).

Regards, and Best Wishes for a Happy New Year!

*The Gables at lawyers Hill Board*

G.A.L.H. Homeowners Association, Inc.

## GALH Board Responsibilities

Being an HOA board member is a great way to volunteer with your neighbors and actively participate in your community. Self-governing helps to keep our dues reasonable and maintenance expenses under our own control. A proactive, attentive board is an asset to the association members and our neighborhood.

### **Your Board**

The Board manages the HOA monetary funds for income and expenses. It facilitates and oversees the common grounds maintenance and snow removal. It supports the Architectural Committee that conducts annual home inspections to maintain home standards, and therefore our property values. The Board also serves as representation with Elkridge community issues as needed. Besides running the HOA business, the board fosters a sense of community by offering social events.

The HOA board consists of 5, but no more than 7 members. Each member serves a 3-year term. When there is an expired term, new board members are nominated and elected by the community membership at the Annual Business Meeting in December. In January, the Board holds its first quarterly meeting and Officer positions are determined. The Board members meet quarterly to discuss and conduct HOA business.

### **President**

This position provides the Board leadership and supports the Board in coordinating activities and getting tasks accomplished. The President ensures the adherence to our By-Laws and working processes. The primary duties are:

- Preside over all board meetings and establish the agendas
- Approve and sign contracts on behalf of the membership
- Establish committees and support committee chairs
- Oversee administration of the board
- Be the spokesperson for the HOA board and membership

### **Vice President**

Attends and participates in all meetings. The Vice-President stands in for the president when they cannot be present. The primary role of the VP is to be prepared to back-up the president if needed. The VP should be knowledgeable about all issues facing the board.

## GALH Board Responsibilities Continued

### **Secretary**

The primary duty of the Secretary is to record member voting and the meeting minutes. The minutes are drafted and distributed for Board review. The minutes are finalized and provided to the web master for posting.

### **Treasurer**

The Treasurer attends all meetings and is responsible for:

- Being the custodian of the funds (managing income, expenses, investments)
- Producing accurate and up-to-date financial records
- Presenting a treasurer's report at meetings
- Preparing and submitting an annual budget
- Submitting an annual report on the financial health of the association

### **Member at Large**

The member at large primarily serves as a liaison and spokesperson between the membership and the Board.

- Attend and participate in all Board meetings
- Helps with assignments from the Board President or other Board members as the need arises.
- Help with community decisions pertaining to committees and their tasks

**The governing GALH Documents on the HOA website**

**[www.thegablesinfo.com](http://www.thegablesinfo.com) provide the overall guidance and definitions of the HOA responsibilities and roles.**

## Spicy Pumpkin Pie Cookies

### INGREDIENTS

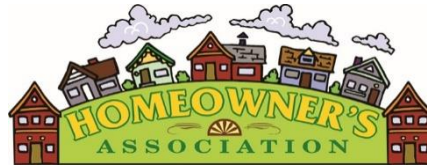
- 2 1/2 cups all-purpose flour
- 1 teaspoon baking powder
- 1 teaspoon baking soda
- 2 teaspoons ground cinnamon
- 1/2 teaspoon ground nutmeg
- 1/2 teaspoon ground cloves
- 1/2 teaspoon salt
- 1/2 cup butter, softened
- 1 1/2 cups white sugar
- 1 cup canned pumpkin puree
- 1 egg
- 1 teaspoon vanilla extract
- For Frosting:
  - 1/2 cup butter
  - 8 oz. cream cheese
  - 3 tsp. vanilla
  - 4 cups powdered sugar
  - 1 tsp. cinnamon



### PREPARATION

1. Preheat oven to 350 degrees, and prepare baking sheets with butter or cooking spray.
2. In a large bowl, combine flour, baking powder, baking soda, cinnamon, nutmeg, ground cloves, and salt. Set aside.
3. Cream together butter and white sugar in a medium bowl. Slowly add in pumpkin, egg, and vanilla. Mix until well combined.
4. Carefully add the butter mixture in with the flour mixture, stirring to combine.
5. Using a tablespoon, drop cookie dough on prepared baking sheets and flatten with floured fingers (dough will be sticky).
6. Bake for 13-15 minutes, until edges are golden.





## GALH Committees and Emails

### GALH Board



- President-** Brenda Schweiger
- Vice President-** Ashley Gerrity
- Treasurer-** Bev Johnson
- Secretary-** Angela Shiplet
- Member at Large (1)-** Fern Nerhood
- Member at Large (2)** Mike Oehler

### GALH Website and Editing Committee

- Liz Culbertson
- Brenda Schweiger
- Angela Shiplet



### Committee Chair- Brenda Schweiger (acting)

- Jim Johnson
- Emile Paul
- Kathy McCrory
- Kristy Mumma
- Jay Sandusky

### Welcome Committee

- Susan Lavin
- Chris Matney
- Fern Nerhood
- Angela Shiplet

### Welcome Committee



### Important Emails and Community Closed Facebook Address

- GALH Board- [gablesboard@thegablesinfo.com](mailto:gablesboard@thegablesinfo.com)
- GALH Architectural Committee- [archcomm@thegablesinfo.com](mailto:archcomm@thegablesinfo.com)
- GALH Welcome Committee- [welcomcomm@gablesatlawyershill.com](mailto:welcomcomm@gablesatlawyershill.com)
- GALH Facebook Group- Gables at Lawyers Hill

