

## FOOD TRUCK UPDATE

The Board would like to thank Chris Matney for her ongoing management of our monthly neighborhood food truck program over the past two years. As community turn out was limited, we are currently putting the program on hold. If you know of any new food trucks that might be interested in visiting our community, please email [gablesboard@thegablesinfo.com](mailto:gablesboard@thegablesinfo.com)

Instead, we would encourage you to hop over to the Elkridge Volunteer Fire Department's Food Truck Friday events. From Spring to late Autumn, the Elkridge Volunteer Fire Department hosts an assortment of food trucks from 4:30p - 7:30p at 5700 Rowanberry Drive. For a listing of each week's participating food trucks, you can visit <https://bit.ly/FoodTruckFridayLineup>



## 2023 BOARD MEMBERS

President	Fern Nerhood
Vice-President	Bob Ricks
Secretary	Ashley Gerrity
Treasurer	Brandon Wyatt
Members (2) at Large	Paul Lavin Mike Oehler

Board Members can be reached at  
[gablesboard@thegablesinfo.com](mailto:gablesboard@thegablesinfo.com)

## IN THIS ISSUE:

Food Truck Fridays	1
2023 Board Members	1
2023 Architecture Committee	1
2023 Welcome Committee	1
GALH Facebook Group	1
Architectural Approvals	1
Architectural Guidelines Update	2
Community Projects	2
Dates to Remember	3
Fireworks Reminder	3
A Note to the Paw-rents	3
Chilled Asian Noodle Salad	4
Local Summer Fun Ideas	4
May '23 Board Meeting Minutes	5



## ARCHITECTURAL APPROVALS

As we spend more time in the spring & summer months. Please be reminded that ALL exterior updates or changes do require pre-approval from our Architectural Committee. Any exterior color work will require swatches and color ID numbers to receive approval and must be approved by the Architectural Committee prior to beginning work.

For your convenience, the architectural change form can be found at  
[https://bit.ly/gablesarchform\\_v4](https://bit.ly/gablesarchform_v4)

Please submit your change form to  
[archcomm@thegablesinfo.com](mailto:archcomm@thegablesinfo.com).

**PLEASE NOTE:** All projects may take up to 30 days to receive approval.

## ARCHITECTURAL COMMITTEE

Brenda Schweiger  
**Chair**  
Jim Johnson  
Emile Paul  
Kathy McCroly  
Kristy Mumma  
Jay Sandusky  
Karen Munter

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

## WELCOME COMMITTEE

Susan Lavin  
Chris Matney  
Fern Nerhood  
Angela Shippet

**Email:**  
[welcomem@thegablesinfo.com](mailto:welcomem@thegablesinfo.com)

## FACEBOOK GROUP

Join our closed community group! Search for "Gables at Lawyers Hill."



## NOTES FROM OUR ARCHITECTURAL COMMITTEE:

The Architectural Committee met in March to discuss some necessary changes to our Architectural Change form and Guidelines. These discussions will continue at our July meeting with our community color palette review (see insert).

These forms and guidelines are constantly in review as our committee works to keep our neighborhood a wonderful, welcoming place to live. Please review the following links for our current changes:

**Architectural Approval Form:** [https://bit.ly/gablesarchform\\_v4](https://bit.ly/gablesarchform_v4)

**Architectural Guidelines:** [https://bit.ly/gablesarchguide\\_052023](https://bit.ly/gablesarchguide_052023)

**Architectural Meeting Minutes:** [https://bit.ly/gablesarchminutes\\_032023](https://bit.ly/gablesarchminutes_032023)



### COLOR GUIDELINES UPDATE: COMING SOON!

Our Architectural Committee is focused on maintaining our neighborhood's aesthetics and value.

Currently, the committee is reviewing our guidelines & refreshing our color palette to keep up with modern trends in home design.

The community can expect these updated colors to be revealed shortly after the upcoming meeting in July.

### Architectural Committee Community Projects

This is a great season to do any exterior home projects, while the weather is cooperative and you can enjoy the summer relaxing, grilling, and playing in your yard.

Our Annual Power Washing and Exterior Trim Work project is underway. If you would like to get a quote, please contact Brenda at [bkschweiger711@gmail.com](mailto:bkschweiger711@gmail.com)

### Want to know more about our community's Architectural Processes?

Members of our community are welcome to or attend a committee meeting to observe with advance notice. If you would like to take part in the next Arch Comm meeting, please send an email to [archcommthegablesinfo.com](mailto:archcommthegablesinfo.com) by July 15, 2023.



## DATES TO REMEMBER!

Next Board Meeting: July 31, 7pm  
Next Architectural Meeting: July 25  
Annual Cul-De-Sac Party: Sept 9  
Hosted on Judge Dobbin Ct

Architectural Annual Inspections: Oct TBD  
Halloween Hospitality Table: Oct 31  
Hosted at 6230 Latchlift Ct; 6-9pm  
GALH Annual Meeting: Dec 5  
Hosted at Stained Glass Pub, 6:30pm

## FIREWORKS REMINDER

It's that time of year when we start hearing fireworks, leading up to the Fourth of July celebrations.

In Maryland, most fireworks including bottle rockets, firecrackers, Roman candles, fire balloons, and signal lights are illegal. Only gold-labeled sparklers, novelty items such as party poppers, snap pops, and snakes and ground-based sparkler devices are allowed in Maryland. The community is concerned these fireworks could land in our tree areas and cause damage to them and possibly our properties. Many pets are also fearful of fireworks, so please be respectful of your neighbor's and their pets and property.

Maryland offers many fireworks displays that are put on by professional firework specialists for all of us to enjoy, including Howard County's annual Fourth of July festival, featuring live music, food trucks, and fireworks at the Lake. For more info on this event, visit <https://www.howardcountymd.gov/july-4th-fireworks>



## A NOTE TO ALL THE DOG "PAW-RENTS"

It is getting HOT, HOT, HOT and that means that it is time to remember to take care to walk your dogs when they're safest. According to data reported by the Journal of the American Medical Association, when the air temperature is 86 degrees, the asphalt temperature can register 135 degrees. Walking your dog early in the day or later in the evening can make a big difference in avoiding scorched paws and discomfort.

And don't forget those poop bags on your walks so as to keep our neighborhood beautiful and clean! As always a huge THANK YOU goes out to **Angela Shiplet** for her continued care of the dog poo station.

## INGREDIENTS

For the Noodle Salad:

- 10 oz Soba, Ramen, or Spaghetti
- 1 Red Bell Pepper
- 2 Large Carrots, grated
- 1 c Green Onions, chopped
- 1 c Cilantro, chopped
- 2 c Cabbage

For th Sauce:

- 1 Tbsp Ginger, minced
- 3 Cloves Garlic, minced
- 1/2 c Peanut Butter
- 1.5 Tbsp Rice Vinegar
- 1/4 c Soy Sauce
- 2 Tbsp Lime Juice
- 2.5 Tbsp Maple Syrup
- Pepper Flakes, to taste

Suggested toppings:

- Peanuts or Cashews
- A Squeeze of Lime Juice
- Cilantro or Thai Basil
- Sriracha or Chili Oil

## CHILLED ASIAN NOODLE SALAD

This is a perfect summer dish for family dinner, but make sure to save some leftovers. These noodles taste even better for lunch the next day! Plus, mix & match whatever veggies you have on hand - it's great with red onion instead of green, pickled broccoli & cauliflower, or marinated mushrooms, too! Want it to be more filling? Add marinated tofu or grilled chicken to the mix.

1. Bring a pot of water to a boil stovetop. Cook pasta according to package instructions.
2. While the pasta is cooking, chop all the vegetables and add to a large mixing or salad bowl.
3. To make the dressing, blend all ingredients until smooth and creamy. Start with 2 tbsp of water and increase up to 5 tbsp to adjust the consistency. It should be fairly thick and creamy but still pourable.
4. When the pasta is finished cooking, drain and rinse under cold water then add back to the pot with 3 tbsp of water and mix to coat.
5. Add the pasta to the bowl with the chopped veggies.
6. Top with the sauce and mix well.
7. Serve right away topped with optional peanuts or cashews, sriracha and a squeeze of lime juice.
8. Leftovers can be stored in the fridge for up to 4

## SUMMER FUN FOR EVERYONE!

Looking for some great entertainment this summer? Here are some options.

Merriweather Colorburst Park Splash Pad: From 9a-9p, this splash pad has fountains to run through and play in. For more info on the Splash Pad & other upcoming summer events: <https://merriweatherdistrict.com/>

Hoping to join a private pool but don't want to wait years for a bond to become available? Woodbridge Valley Pool in Catonsville has owner and renter bonds available for 2023. For more information: <https://woodbridgevalleypool.membersplash.com/>  
Other popular area pools include Watermont (Elkridge), Wynnewood (Halethorpe), & Rollingwood (Catonsville).

Patapsco Valley State Park is right down the road and offers a number of summer programs. Simply type your email into the form to view & sign up for all the available options. For more information: <https://bit.ly/programsatpatapsco>



## The Gables at Lawyers Hill FY23 Q1 Board Meeting

**Date:** 5/1/2023

**Time:** 7:00 PM

**Type of Meeting:** Quarterly

**Meeting Location:** 5825 Judge Dobbin Ct

### **Invitees:**

**Board Members:** Ashley Gerrity, Fern Nerhood, Bob Ricks, Brandon Wyatt, Paul Lavin

**ArchComm Chair:** Brenda Schweiger

Call to order- the meeting was called to order at 7:15 PM

Roll call- Ashley Gerrity, Fern Nerhood, Bob Ricks, Brandon Wyatt, Paul Lavin, Brenda Schweiger

Approval of minutes from last meeting- were approved and posted

### **I. Reports of Officers**

- 1) President - Fern Nerhood
  - a) Attended Arch Comm meeting in March with Bob Ricks
  - b) Aided in addressing felled tree on Summer Home Terrace
- 2) Vice President - Bob Ricks
  - a) Attended March Arch Comm meeting with Fern Nerhood
- 3) Treasurer - Brandon Wyatt
  - a) Transition is almost completed, minus T Rowe Price access. Bev is remaining in a support position through the 2023 HOA audit, anticipated to take place in July 2023.
  - b) Dues update - All but one home paid as of May 1 meeting date. 1 home is currently out of date with their HOA dues payments.
  - c) Federal taxes were filed in advance of the 4/17/23 due date. This years federal taxes were \$783 against a budgeted \$150, based on \$563 in dividends income, \$284 in taxable interest, and \$1863 in Capital Gains, for an approximate tax rate of 30%. This tax rate will be kept in mind when arranging the 2024 budget.
- 4) Secretary - Ashley Gerrity
  - a) As of the meeting date, Ashley still needs access to group email sending for content such as docket & communications for the neighborhood.
  - b) By next board meeting, Ashley will create a Google Form to attempt to update the information on the neighborhood contact list and privacy requests/concerns around personal information of homeowners.

- c) Website & Facebook Update - Brenda Schweiger
  - i) Website documents have been updated for 2022, FY23 Q1 documents pending
  - ii) Annual website fee of \$155.88 and monthly Google Workspace fees of \$12.72 are being paid by Brenda & reimbursed. Brandon raised the question of an HOA bank card for expenses like these that won't accept checks.
- 5) Members at Large - Paul Lavin & Mike Oehler
  - a) Little Library Repairs were undertaken by Mike using found materials, at no cost to the community, however a funds request for updated springs for the door was presented to the board and approved unanimously.

## **II. Reports of Committees and Areas**

- 1) Architectural Committee - Brenda Schweiger, Committee Chair
  - a) Review of Architectural Meeting Minutes from March
  - b) Review of Architectural Committee Contracts for Landscaping & Snow Removal
    - i) The board reviewed two quotes for landscaping from Susquehanna (current provider) and Patapsco. Brenda is seeking a third proposal for comparison. Susquehanna has provided a quote for starting in October of 2023 for a multi-year term at approximately \$14,000 annually. Patapsco has provided a quote for starting in October of 2023 at approximately \$16,000 annually. The board discussed dissatisfaction with Susquehanna's quality of work, questioned the completion of their contracted duties (noting no aeration has been done as of this meeting), and untimely communications. Patapsco's quality of work is perceived as being much higher quality and to date, their communications have been better.  
  
In addition to seeking a third quote, the board has requested that Brenda attempt to negotiate the proposed rate with Patapsco to come more into line with our budget projections and request a multi-year proposal from them.
    - ii) We are continuing our contract with Tony for snow removal, but removed the 3" rule to allow the board & arch committee more flexibility in requesting snow/ice removal if there are unsafe circumstances, even if the 3" threshold has not been met.
  - c) YTD and Planned Architectural Committee Projects
    - i) Tree trimming was a successful project, with a number of removals due to disease & aggressive ivy growth. Approximately 10 trees on community common area grounds have been removed, as well as a number of community members' trees that needed trimming/removal.



- ii) Power Washing is on the horizon. Four families were interested in participating as of today's meeting.
- d) Review of Architectural Change Form Updates
  - i) The board recommended renaming from "Architectural Change Form" to "Architectural Approval Form."
  - ii) The board recommended increased font sizes for easier readability
  - iii) The board recommended that a sample/swatch/color ID be required along all architectural requests, regardless of whether a changed or matching color is being used to avoid any possible confusion, whether intentional or accidental.
  - iv) A reminder was made that all forms require BOTH a signature and a printed name of any affected property owners, in case the arch comm needs to do any follow up or check ins with these property owners and a signature is illegible.
  - v) Mike Oehler recommended that the arch comm more clearly define who is an "affected property owner," as some peripherally adjacent properties, particularly those on SHT or on the corners of their culs de sac, may be more affected by changes than direct right or left neighbors.
- e) Review of Updated Architectural Guidelines
  - i) After the Architectural Comm's marathon March meeting, several adjustments and changes to the architectural guidelines were made. Changes were made to the following sections - Awnings, Boats/RVs, Commercial work vehicles, Dog houses/Dog runs/Pet Waste, Driveways, Exterior Air Conditioners, Exterior Decorative Objects, Exterior Colors, Exterior Painting & Repairs, Fences, and Patios
  - ii) Upon review of the proposed guideline changes, the board requested clarity in language, as a few of the topics had wording that could be confusing or contradictory, including Boats/RVs and Exterior House Colors & Repairs. For brevity, Brenda offered to review these guidelines for clarity and present back at the next board meeting.
- f) Review of Architectural Guidelines - Color Conversations
  - i) Arch comm is beginning to gather tangible swatches for homeowners to review within the currently approved color palette and 10-12 new colors that are under consideration for addition to update the community's aesthetics.
  - ii) Kathy & Brenda have begun an HOA registry of approved colors in the Sherwin Williams database to help homeowners find approved paint options for their updates (after receiving approval via an architectural change form.)

- iii) For the next Architectural Committee in July, Jim will have a modern color palette for review. Additional conversations include remaining with in the current color palette and finding close relative colors to increase our spectrum or agreeing to a more trending color palette that would include natural or earth tones (requires more clarity before approval)
- iv) The Architectural Committee is expected to update and approve a finalized community color palette at their July meeting.
- g) Docket content for Architectural Committee - Brenda will submit docket content directly to Ashley for inclusion in the upcoming docket
- h) Receipts to be submitted for Arch Comm expenses include tree clean-up from downed tree on Summer Home Terrace, as well as recurring Website & Gmail subscriptions. Brenda submitted these to Brandon at the meeting.
- i) Next Architectural Committee Meeting is on July 19, 2023 at 7pm at Brenda's house
- 2) Welcome Committee & Homes for Sale
  - a) Chris Matney & Fern welcomed the new neighbors at 5809 Judge Dobbin Ct with a tray of cookies and a houseplant
  - b) No other houses for sale at this point in time.

### III. New Business

- 1) Safety in our neighborhood
  - a) A car has recently been stolen from a neighbor's driveway. It has since been recovered. Please make sure that your cars are locked and if you have any exterior cameras please make sure they have a clear line of sight on your driveway.
  - b) There has been a recent bullying altercation between youth on the turkey trot path to the schools. It has been addressed via the schools, but families are encouraged to remain alert as they use these areas.
  - c) The board asks that anyone with safety concerns contact Howard County Police, as well as sharing these concerns in the neighborhood Facebook group and with a board member.
- 2) Lawyer's Hill Overlook - GALH HOA is listed as an appellate on the Specimen Tree Removal Appeal
  - a) On 4/27/23, all 6 board members voted in favor of the following:  
**“THE GALH HOA Board approves being listed as an appellate on the appeal to Howard County's tree waiver for the Lawyers Hill Overlook Property subdivision; this does not involve a financial commitment. The GALH HOA Board supports the saving of these trees and notes their environmental impact and importance.”**



- b) Some board members wished this went further to voice our disapproval of the development.
- c) For direct updates, email Cathy Hudson at [cmhudson@comcast.net](mailto:cmhudson@comcast.net)
- d) It is anticipated that builders will start by building just one house on the property. If you see building underway, this is the expected tactic.

**IV. Announcements**

- 1) Community Meetings & Social Events
  - a) Annual Cul De Sac Party - September 9, 2023 | Judge Dobbin Ct
  - b) Halloween Table - October 31, 2023 | 6230 Latchlift Ct
  - c) Annual Meeting - December 6, 2023 | Stained Glass Pub
    - i) This has been reserved and the deposit has been paid.
    - ii) Does the community have any issues we'd like to cover or guests we'd like to have present at this year's meeting?

**V. Adjournment-** The meeting was adjourned at 9:18 p.m.

Minutes prepared by: \_\_\_\_\_ Approved on: \_\_\_\_\_  
Ashley Gerrity, Secretary