

BACK TO SCHOOL REMINDERS

As our community's children head back into the classroom for the new school year, it's a great time to remind ourselves of a few quick things to keep our neighborhood safe for walkers along our pathways.

- 1) Please keep in mind the maximum speed on Summer Home Terrace is 25 mph. Monitoring our speeds keeps both our children & community dog paw-rents safe.
- 2) Walking on the path to school and notice debris or downed branches? You can report safety or infrastructure issues using the Tell HoCo app or log into the website at <https://www.howardcountymd.gov/tell-hoco>.
3. School grounds aren't available for play or dog walking during school hours. Please avoid school grounds for personal uses from 7:45am - 4:00pm.



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

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ARCHITECTURAL APPROVALS

Autumn is a wonderful time to tackle a new home project! 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

Please submit your change form to
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 McCrory
Kristy Mumma
Jay Sandusky
Karen Munter

Email:
archcomm@
thegablesinfo.com

WELCOME COMMITTEE

Susan Lavin
Chris Matney
Fern Nerhood
Angela Shiplet

Email:
welcomecomm@
thegablesinfo.com

FACEBOOK GROUP

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



GALH ANNUAL PROPERTY INSPECTIONS (1ST NOTICE)

It's that time again for our property annual inspections. In keeping with Section 7 (Architectural Committee & Control) & Section 8 (Uses of Lots) in our Declaration of Covenants, The Gables' HOA Architecture Committee will be conducting its annual property inspections during October 14th and 15th (weather permitting). The committee will also be inspecting the common area fences for repairs. Two more notices will be sent out, one week before and the day before inspections.

In this process, we review general appearance and upkeep, with particular focus on any items that may lead to structural damage to your home or which are in violation of the Architectural Guidelines referenced in our Covenants, Guidelines and By-Laws. The Architectural Committee will be looking at the front and back of your property. For those who have locked gates on your rear lot fences, we ask that you unlock them so the team can come in for inspection.

If your property is cited during our inspections there will be specific notations for your property which will be shown in the attachment of your email letter from the architectural committee after the inspections are complete. Perhaps they will be helpful thought-starters for you as you consider your "spruce-up" plans for next year.

A general Community Report will be delivered during the HOA's Annual Member Meeting on December 5th, and will then be available for viewing on The Gables website along with the Annual meeting minutes.

Any questions regarding any of these items, or our overall inspection process, may be directed to The Gables' HOA Architecture Committee archcomm@thegablesinfo.com. The GALH Architectural Committee thanks you for being a caring & responsible member of our Community.



ANNUAL CUL DE SAC PARTY!

Come join the fun at our annual cul-de-sac party on Saturday, **September 23, 4-7 PM** (rain date September 30).

This year's event will be hosted by the Nerhood family at **5825 Judge Dobbin Ct.**

Catered sandwiches, cake, and refreshments will be provided, but we ask that you bring an additional dish to share. We hope to enjoy yard games, air rockets, chalk, & more. Do you have an outdoor game you'd like to share too? If handy, bring an outdoor chair; we'll have many here as well. **RSVP at gablesboard@thegablesinfo.com** so we can plan for food. Can't wait to see you!

DATES TO REMEMBER!

Next Board Meeting: October 26, 7pm
Next Architectural Meeting: October 25
Annual Cul-De-Sac Party: Sept 23, 4-7pm
Hosted on Judge Dobbin Ct

Annual Inspections: Oct 14-15
Halloween Hospitality Table: Oct 31
Hosted at 6230 Latchliff Ct; 6-9pm
GALH Annual Meeting: Dec 5
Hosted at Stained Glass Pub, 6:30pm

TRICK OR TREAT W/ GALH

Our GALH Annual Hospitality Table will be set up again this year at Brenda and Lorri's garage at 6230 Latchliff Ct. on October 31st.

Please stop by to enjoy some treats and refreshments. The Hospitality table will be open from 6:00pm until 9:00pm.

Please remember that if you will not be giving out candy during Halloween, to please turn off your porch lights.



LET'S ALL BE COURTEOUS & SAFE "PAW"RENTS

As the seasons slowly turn and the weather becomes more enjoyable, autumn is a wonderful time for a reminder that our pets come with responsibilities. Dog owners are asked to remember that the sidewalks and public grass areas are meant to be enjoyed by everyone. Let's keep things clean out of respect for our neighbors, keep pride in our neighborhood, and follow local laws. Our community provides a doggy poop station on Summer Home Terrace to deposit your dog waste. Many thanks to Angela Shiplet for continuing to maintain this station for our community.

With sidewalks throughout the community, the path to the schools, and Patapsco park right down the road, please don't bring your dogs up on neighbors' properties. Many neighbors work hard in their yards to keep lawns appealing, but pet waste can cause unsightly dead patches.

As it cools down, our pups like to be outside as much as we do. Please remember that dogs are not to be left unattended for long periods of time. This can cause your pup distress, which means your neighbors aren't able to enjoy their yards without also hearing continuous crying or barking from your lonely pets.

Lastly, let's commit to keeping our pets safe by containing them on your property or on a leash. Wandering pets may take their "business" to a neighbors yard or risk being hit by a car, lost, or injured without you knowing.

INGREDIENTS

1 Pound Rigatoni
6 Tbsp Olive Oil
2 Medium Eggplants, cut
into 1" pieces
Salt & Pepper, to taste
1 Small Onion
4 Cloves of Garlic, thinly
sliced
28 oz can whole tomatoes,
juices reserved **OR**
4 lbs Fresh peeled tomatoes
2 oz grated parmesan
1 Pound fresh Mozzarella
1 C Fresh basil Leaves, torn,
plus more for serving
Salt & Pepper, to taste

CHEESY EGGPLANT RIGATONI BAKE

Do you or does someone you know have an amazing garden filled with summer produce? Here's a great way to enjoy summer's bounty from NYT Cooking!

Step 1: Heat oven to 375 degrees. Cook rigatoni according to package instructions but keep it slightly more al dente. Reserve 1½ cups pasta cooking water, then drain and rinse pasta under cold water, and transfer to a large bowl while you cook the eggplant.

Step 2: Heat 2 Tbsp olive oil in a large, oven-proof skillet over medium. Add half the eggplant, season with salt and pepper, and cook, stirring, until golden brown on all sides, 9 to 10 minutes. Transfer to the bowl with the rigatoni. Repeat with 2 Tbsp olive oil and remaining eggplant and transfer to the bowl.

Step 3: Heat the remaining 2 Tbsp olive oil in the skillet over medium. Add onion & garlic and cook, stirring, until translucent, 3 to 4 minutes. Stir in red-pepper flakes & season with salt & pepper. Add tomatoes & their juices, crushing the tomatoes with your hands as you add them. Cook until the tomatoes are very soft, about 5 minutes. Stir in the reserved pasta cooking water, adding up to 1½ cups as needed to create a silky sauce.

Step 4: If the skillet is large enough, add the rigatoni and eggplant mixture, Parmesan, 1 cup mozzarella and 1 cup basil and toss to coat. Otherwise, add the tomato sauce, Parmesan, 1 cup mozzarella and 1 cup basil to the large bowl with the rigatoni and eggplant, toss to coat and then return to the skillet or transfer to a greased baking dish.

Step 5

Top with remaining 3 cups mozzarella and bake until the sauce is bubbling on the sides and the cheese is melted, about 25 minutes. Top with grated ricotta salata and torn fresh basil to serve.

ARCHITECTURAL ANNUAL TREE TRIM & REMOVAL

In January 2024 the Architectural Committee will sponsor our annual tree trimming project. At this time, you can schedule a free quote to prune or remove hazardous trees on your property.

The Arch committee has noticed many overgrown shrubs & trees. Pruning tree branches can make a tree healthier & sturdier in storms. Killing ivy growing on trees will help the tree survive. The Architectural Committee will also be evaluating GALH common area trees that may need attention during their annual inspections.

If you like to get a quote, please contact Brenda at bkschweiger71@gmail.com

The Gables at Lawyers Hill FY23 Q3 Board Meeting



Date: 7/31/2023
Time: 7:00 PM
Type of Meeting: Board Meeting
Location: Virtual
Invitees: Ashley Gerrity, Paul Lavin, Fern Nerhood, Mike Oehler, Brandon Wyatt, Bob Ricks, Brenda Schweiger

A. Call to order - 7:12p

B. Roll call

Attendees: Ashley Gerrity, Fern Nerhood, Mike Oehler, Brandon Wyatt, Bob Ricks, Brenda Schweiger
Absent: Paul Lavin (excused)

C. Approval of minutes from last meeting - were approved & posted

D. Reports of Officers

1. President – Fern

- a. Attended the hearing for the Specimen Tree appeal on July 12 for Howard County. HoCo had approved a developer waiver to remove Specimen Trees in LHO development. Approx 15 people were there to support the appeal. Have not heard any ruling yet. A change of status could require a reduction of homes from 17 (current number).
- b. The Marcus have moved to DC and their home at 6205 Latchlift Court has sold. According to the realtor, the purchasers are Rafael A. and Erin L. Villagray. I emailed the HOA packet of information to the realtor and Brandon sent the dues statement. Could not find any resale certificate from the past, so Fern is working on creating a summary page for home resales.
- c. A leak was fixed on Summer Home Terrace a couple of weeks ago. Due to time or heat, the patch has settled and the pipes are sticking out above it. I just sent a request to See Click Fix and Howard County Utilities is aware.

2. Vice President – Bob

3. Treasurer – Brandon

- a. Dues update for 2023 - 1 Homeowner still outstanding, but several homeowners did miss the early payment discount, so we are currently just \$ short of projections. Brandon has called & texted this neighbor, but will try knocking on the door.
- b. Budget status for 2023
- c. T Rowe Price and CDs
 1. T Rowe Price -
 2. CDs - 1 term is ending on 8/5/23. Board evaluated the current available options from Live Oak Bank. Based on the available information, the board has opted to take out a 1 year term at 5.1% rather than continuing with the 3 year term of the ladder strategy at 2%. We will re-evaluate and consider re-tiering the CDs at next year's maturation with a 2 year and 3 year buy-in. Bob proposed that we actually consider breaking all of the current CD's (2024 rate is .7%; 2025 rate is at 2.3%). Brandon will submit an analysis on the CD maturing in 2025 for cost of penalties vs the value of the improved interest rate. Ashley moved to break the 2024 CD in order to reinvest it at the 5.1% CD. Brandon seconded the motion. The vote was unanimous in favor of doing this. Action on both CDs will take place on or around August 5.

Discussion around the intention of the laddering strategy took place - longer term CDs used to have better rates than the shorter term ones and laddering strategy

- d. Transition - Brandon just needs Fern's signature to finalize things.
 - e. Audit - Brandon will get an update from Bev who is handling the audit in its entirety.
4. Secretary – Ashley
- a. Docket and other communications - Sending from the board email address has been a technical issue, so Brenda continues to aid with sharing content through the gables board email at the moment & continues to fill in as webmaster for the community, updating documents on the website as needed.
 - b. Neighborhood Listing - We received one request for updated phone number on the directory. In Q3, Ashley will poll the community via FaceBook & begin work on an public directory w/ homeowner opt-in/out for sharing phone/email contacts with the community. Board members will retain access to all community members' information in a private directory for official use.
 - c. Website and Facebook
5. Members at Large – Paul and Mike

E. Reports of Committees and Areas

1. Architectural Committee – Brenda (Chair)

- a. Review Architectural Meeting minutes from earlier this July
- b. Review Updated Architectural Guidelines and colors

Brenda has sent photos of the approved swatch colors from the Diamond Kote siding website that the Arch Comm has determined to be appropriate with maintaining the community's aesthetics while updating the palette to modern tastes. The brand or makeup of the siding is not mandated by the arch comm, but the colors must be a clear match to one of the provided samples. *(Provided samples have been stricken from the record at the request of the arch comm 8/2/23)*

For doors/garages/shutters/decks, the arch comm has opted to require a color submission for any work being done and await approval. Colors that complement the house and surroundings, most should be approved. Arch comm expects that trim would continue to be in the white/antique white color to maintain the community's cohesive aesthetics.

Fern proposed a vote to accept the arch comm's carefully considered and updated color palette in addition to the currently approved colors. Bob seconds the motion. Board voted unanimously to approve.

UPDATED 8/2/23: Arch Comm will review proposed colors on a case-by-case basis with architectural requests rather than color match to a pre-set palette. Arch Comm will continue to review palette at their upcoming 10/25/23 meeting. Board will then review this discussion at the next meeting on 10/26/23.

- c. Landscaping and snow removal contracts

All in agreement that Susquehanna has failed on their contract. No aerating/re-seeding, no pruning that was requested. Several quotes came in at 25k+. Patapsco & Edwards quotes were in the \$15-17k range. Patapsco is a newer company with a slightly higher rate. Edwards has been in business longer and offers a two year commitment with no price increases and a set 3% annual increase moving forward. Edwards also offers a snow removal service quote with their landscaping contract. The Arch Comm has voted to work with Edwards for Landscaping starting in October 2023, pending board approval.

Board discussed clarifications to the payment calendar on Edwards contract and the possibility of snow removal through one company. Waiting for a quote from Tony's to be able to make an educated decision about snow removal.

After a deeper dive into the contract terms, the board confirmed that this is a guaranteed contract that cannot be canceled before the end of 2024, but both sides do have the ability to cancel with 90 days notice starting in 2025 or beyond.

Brandon confirmed that a contract change in October will put us approximately \$850 over budget for landscaping.

Bob pointed out that we spent significantly less than budgeted for snow to date this year.

Mike moved to accept the quote from Edwards for landscaping. Ashley seconded. Board unanimously approved.

d. Docket content for Architectural Committee

10 homes participated in the power washing.

Tree trimming will take place again in the new year (approx Jan).

Pet waste issues are coming back up in the community. Keep eyes out for foxes. Fox poop looks like dog poop.

e. Next Architectural Meeting - October 25, 7pm; Location TBD | Annual get-together meeting

f. Annual Inspections - October 14-15, weather permitting | Requires 3 announcements, we will share at least:

1. Docket notification
2. Minimum of one Email notification
3. Minimum of one Facebook post in the community group

g. Concerns about the grass being maintained at the corner entering our community.

5896 Bonnie View Ct | Cann Automotive?

2. Welcome Committee and homes for sale – Fern

a. 6205 Latchlift Court has sold. New owners are Rafael A. and Erin L. Villagray. Someone from the committee will visit them.

b. Other homes for sale? None that the board knows of at the time of meeting

F. Unfinished Business

1. Bob - Red-lining the former sound barrier fence along SHT.

a. Board members were fairly split on the idea, balancing homeowner experience vs community obligation to maintenance & ongoing/anticipated costs.

b. Find the fence specs in the covenant at HoCo. (Fern)

c. Re-visit at next meeting on October 26, 2023 with any information sourced this quarter.

G. New Business

1. Events – Next steps? Budget?

a. Annual Cul-de-sac Party is Saturday, September 9, on Judge Dobbin Court

1. Budget - 550
2. Ashley to send over yard games.

b. Halloween Table – October 31, 2023, 6-8ish (pm) Brenda & Lorri's, 6230 Latchlift Court

1. Budget - \$250

c. Annual Meeting is Tuesday, December 5 at Stained Glass Pub, 7pm

1. Budget - \$700

d. Does the community have any issues we'd like to cover or guests we'd like to have present at this year's meeting?

2. Next Board meeting - October 26, 2023, 7:00pm | Focus on annual meeting planning

H. Adjournment - 9:24

Minutes prepared by: _____ Approved on: _____

Ashley Gerrity, Secretary