



Greenbrier Hills Six HOA Newsletter - February 6, 2025

The Greenbrier Hills Six board of Trustees has prepared this publication to increase communication with homeowners in the Greenbrier Hills Six HOA. It is our intent to keep the owners informed about subjects and issues that are discussed and addressed in our regular working group meetings.

THIS WILL BE A BIT LONG BUT PLEASE BEAR WITH US

We hope everyone enjoyed the holiday season. February is already upon us, and we have experienced snowfall!! We had a meeting this past December 9, 2024, and only 9 people showed up. Attached are the minutes from the meeting. We put together a 30-page presentation to get everyone up to date on issues facing the community. If you are interested in a copy of the presentation, you can email the board using the email address at the bottom of this letter. We covered quite a bit about our responsibilities regarding the SWM pond and what we are facing with the common area sitting between Tredmore and Greystone Roads.

One Board Member Needed

We are currently in need of one board member who will be interested in serving for a period of one year. We are looking for someone who is committed. We currently have virtual monthly meetings and discuss issues that arise and affect the community. The meetings only last an hour. Your opinions and expertise would be welcome. If you are interested reach out to the board by replying, using the link at the bottom of this letter. We are required to have 5 positions filled by your rules and regulations. If we cannot fill this position, we may look to have a management company take over the board and that will raise fees substantially. YOU can control this outcome.

Current Project 1 – Stormwater Maintenance (SWM) Pond

Back in June of 2024, a member of our community requested the board review the bamboo growth that was, after 15-20 years of unchecked growth, beginning to encroach on their property. We reached out to the county and state to determine what we could and could not do. We reached out to 5 contractors to understand what services they would provide in removing the bamboo. While we were researching the bamboo we received a call from the county since they had completed a three-year cycled review of the SWM pond. This is the body of forested land that borders Tredmore and Todd roads. Their findings identified deficiencies we need to correct in the pond. We knew we had a shared responsibility with another community. However, during investigation, we found that

two other communities shared this responsibility. We have estimates from the contractors and will have buy-ins from the other communities in the following weeks. This currently is our highest priority. While we have some reserves set aside for this remediation, additional costs may incur.

Current Project 2 – Bamboo in the Common Area

Once we completed the contractor walkthroughs for the SWM pond we directed our attention back to the bamboo issue. We recently completed two additional walkthroughs regarding bamboo remediation. During our investigation we were directed by the State Department of Environmental affairs that we would need to have an environmental study done to determine the type of soil we have in our common area. This could complicate things. This has been set up and will be done in the coming months. We are considering numerous methods to address this problem. Just so you are aware, we have bamboo growing in two separate sections in the Common Area. It is important for the owners that are currently impacted by the “bamboo invasion” to get their properties surveyed before work can be done to limit the spread of bamboo. We will be in touch regarding this. Our December meeting provided the forum to discuss this in more detail. We are reviewing the estimates provided so far and will have another meeting scheduled to discuss this with the community. The expected remediation costs will most likely result in a special assessment.

Reserve Study

Maryland House Bill 107 was introduced and signed into law in 2022. It establishes a statewide reserve study and funding requirements for condominium associations, cooperatives, and homeowners’ associations. This is to make certain we have in our “reserves”, enough money to meet our financial obligations into the future (i.e., stormwater management pond maintenance).

This was recently completed and provides a 40-year horizon of expected contributions to meet our SWM pond maintenance goals. The reserve requirements could be reduced if we become more involved in the maintenance of the SWM pond. This would, of course, be shared by the other two developments. Once the remediation work is completed, we would need to maintain the “pilot channel” and the surrounding areas to reduce erosion, check and removed vegetation growth near the channel, and check on sediment deposits. The county, as was mentioned earlier, reviews SWM ponds every 3 years. Ours was done in November of 2024.

Snowfall

Since we don’t have a community plowing service it is important to keep your sidewalks clear of snow. This prevents injury to you and your neighbors when they want to venture out and walk. They should not be walking in the street. If you are not able to do this due to injury or are physically disabled, reach out to the board or your neighbors for help. We are a community. We will see what can be done to assist in this matter.

Overhanging Trees on Todd

We have noticed on Todd Road heading towards the intersection of Tredmore Road, pine trees on our properties are hanging onto the sidewalk making it difficult to walk on the sidewalk, causing

folks to walk in the grassy area between the side walks and street. As a courtesy to the people who walk, we request you trim these branches so people can pass by, unobstructed.

Closing

We hope that community members will see the board as an asset and not a hinderance. Being a laid-back board has not helped in the past and we would like to change that. We are here to resolve issues and to keep the community engaged. If you have issues, questions, or concerns please reach out. We are here to listen and help in any way we can.

A community meeting announcement will be out soon. If you have provided us with an email address, then we can invite you to conveniently participate via Google Meet or Zoom. Otherwise, in-person attendance can be held at the Bel Air Public Library. In addition to the issues above, we will also discuss the 2026 dues increase, as well as a pending special assessment that will incur additional homeowner funding. Your participation will benefit both you and our community.

We wish you a happy and eventful New Year,

Your board trustees (Gerald Gionet, Welles Still, Michele Wolfe, Christopher Barker), and possibly you as the needed/additional board member!

Email: Greenbrierhillsixhoa@gmail.com