

Agenda - October 7, 2025

	Call to Order
	Reading and Acceptance of the Agenda
5	President's Report
5	Treasurer's Report
5	Secretary's Report
30	New Business <ul style="list-style-type: none">• Greetings to New Homeowner• Board of Director Voting (waterburyforest.org)• LDC Discussion• Halloween Celebration & Others• Introduction and Voting of amendments to ByLaws• Update on Roadwork on Rt 175• Update on Copperleaf, Phase 2
5	Review of Action Items
10	Good of the Order

HOA President's Report

It's truly been a pleasure serving as your HOA President over the past two years, and I look forward to the opportunity to continue serving for a third.

As many of you know, I walk our neighborhood every day with my dog, Lucky. Those walks constantly remind me how fortunate we are to live in such a wonderful community — quiet streets, very little traffic, beautiful and well-maintained homes. It's clear that we all take great pride in where we live, and that pride shows.

Two years ago, we learned that our community is eligible to receive up to \$40,000 each year in grant funding through the Local Development Council (LDC), which distributes proceeds from the Maryland Live Casino Slots program.

Last year, we submitted a proposal requesting funding for several important projects:

1. Sidewalk repairs
2. Fence repairs
3. Entrance sign cleaning and improvements
4. Development of a CRM-based HOA website — one that not only shares information but also helps us manage business functions more efficiently.

Initially, we requested close to the full amount of \$40,000. However, we later learned that the county is responsible for certain sidewalk and fence repairs, which reduced our eligible amount. With that adjustment, we revised our proposal to include the removal of dead and hazardous trees — an issue that has become more urgent as several trees have recently fallen in our neighborhood.

I'm pleased to share that we were awarded \$16,000 to address sidewalk repairs not covered by the county, enhance our entrance signs, and remove dangerous trees.

Here's where things stand today:

- Fence Repairs: Completed! You may have noticed how much better they look.
- Sidewalk Repairs: This has been a challenge. The original work order was issued back in October 2024, but due to staff changes and department transfers — from the Bureau of Highways to Infrastructure — our project got lost in the shuffle. For months, our board has been persistent, making phone calls and sending emails. Just last week, I confirmed that the project is now in the hands of Mr. Trevis Matheson, and I've verified that he is still with the department. We're hopeful this will finally move forward.
- Tree Removal: We obtained the required three quotes and conducted a neighborhood walk-through with the tree experts. Fifteen trees were identified as dead or dying and posing potential risks to property.
- Website Development: We issued a formal Request for Proposals and received three bids.

The board has selected all vendors and prepared the necessary procurement memos for approval. At this point, we're waiting on final authorization from the LDC and the release of funds before work begins.

Overall, while progress has been slower than we'd like, we're moving forward — and each step brings us closer to making Waterbury Forest an even better place to live.

Thank you all for your continued patience, pride, and support. It's an honor to serve this community alongside such engaged and caring neighbors.

Proposed HOA Bylaw Amendments

Amendment 1:

Property Maintenance

1. Trees and Vines

- Homeowners are responsible for trimming trees located on their property.
- Homeowners are responsible for trimming trees in front of their homes (between sidewalk and street) to maintain a minimum clearance of **6 feet** above ground.
- The HOA is responsible for trimming trees located in common areas.
- Homeowners must remove and prevent the growth of **vines or climbing plants** on the exterior of their homes, including siding, gutters, trim, fences, and trees, as vines can cause structural damage and negatively impact curb appeal.

2. Grass

- Homeowners are responsible for mowing and maintaining grass in front of their homes (including areas between sidewalk and street).
- The HOA is responsible for mowing grass located in common areas.

3. Runoff

- Homeowners must not cause **excessive water runoff** into common areas or neighboring properties.

4. Fallen Trees

- If a tree located in a common area falls onto a homeowner's property, the HOA will cover **50% of the cost of removal**.
- Any damage caused to the homeowner's property is the **sole responsibility of the homeowner**.

5. Powerwashing and Exterior Surfaces

- All exterior surfaces, including siding, must be maintained in a clean, neat, and well-kept condition.
- Siding must be kept free of dirt, mildew, mold, and other visible grime.
- The exterior of all homes shall be kept in good repair and in harmony with the neighborhood.

Amendment 2:

ARTICLE V ARCHITECTURAL CONTROL - SECTION 3 Criteria

Current Language

Denial of approval by the ARC may be based upon any ground, including purely aesthetic consideration. In order to provide guidance and to expedite approvals, the ARC may from time to time promulgate lists of materials, colors, finishes and other design elements which are acceptable to the ARC.

Proposed Amendment

Denial of approval by the ARC may be based upon any ground, including purely aesthetic consideration. In order to provide guidance and to expedite approvals, the ARC may from time to time promulgate lists of materials, colors, finishes and other design elements which are acceptable to the ARC. The following rules shall also apply:

1. Curb Appeal

- All exterior changes must maintain the overall curb appeal and character of the neighborhood.

2. Exterior Colors

- Trim color and gutter color should generally match.
- Exceptionally bright accent colors (including neon or fluorescent reds, greens, pinks, etc.) are prohibited.
- Contrasting accent colors are permitted only on front doors and shutters.
- Repainting of brick surfaces to another color is not permitted.
- Homeowners must select exterior colors from the HOA-approved palette that is consistent with the look of the neighborhood.

3. Painting

- Repainting a home in the same color does not require ARC approval.
- Minor paint jobs, such as touch-ups to existing color, typically do not require approval.
- The HOA reserves the right to require repainting of a home if the exterior condition has deteriorated or after a set number of years.

Amendment 3:

Bylaws Article III - Meeting of Members

Current Language

Annual Meeting. The first annual meeting of the members shall be held within one year from the date of incorporation of the Association, and each subsequent regular meeting of the members shall be held on the same day of the same month of each year thereafter, at the hour of 7:00 PM. If the day for the annual meeting of the members is a legal holiday, the meeting will be held at the same hour on the first day following which is not a legal holiday.

Updated Language

Annual Meeting. The first annual meeting of the members shall be held within one year from the date of incorporation of the Association, and each subsequent regular meeting of the members shall be held on the same day of the same month of each year thereafter, at the hour of **6:00 PM**. If the day for the annual meeting of the members is a legal holiday, the meeting will be held at the same hour on the first day following which is not a legal holiday.

Color Palette Information

- Sherman Williams HOA Color Archive
 - Website:
<https://www.sherwin-williams.com/homeowners/color/find-and-explore-colors/hoa>
 - Called: 1-800-474-3794 to schedule a representative to create one for our community
- Ryan Homes
 - Called Baltimore South – 443-574-1560
 - “Our community closed out in 2018. But the HOA should have that information”.
 - I’m told that I will be contacted with additional information
 -
- Example:



Halloween Celebration

Date: Tue, Sep 23, 2025, 6:48 AM

Subject: Halloween candy giveaway

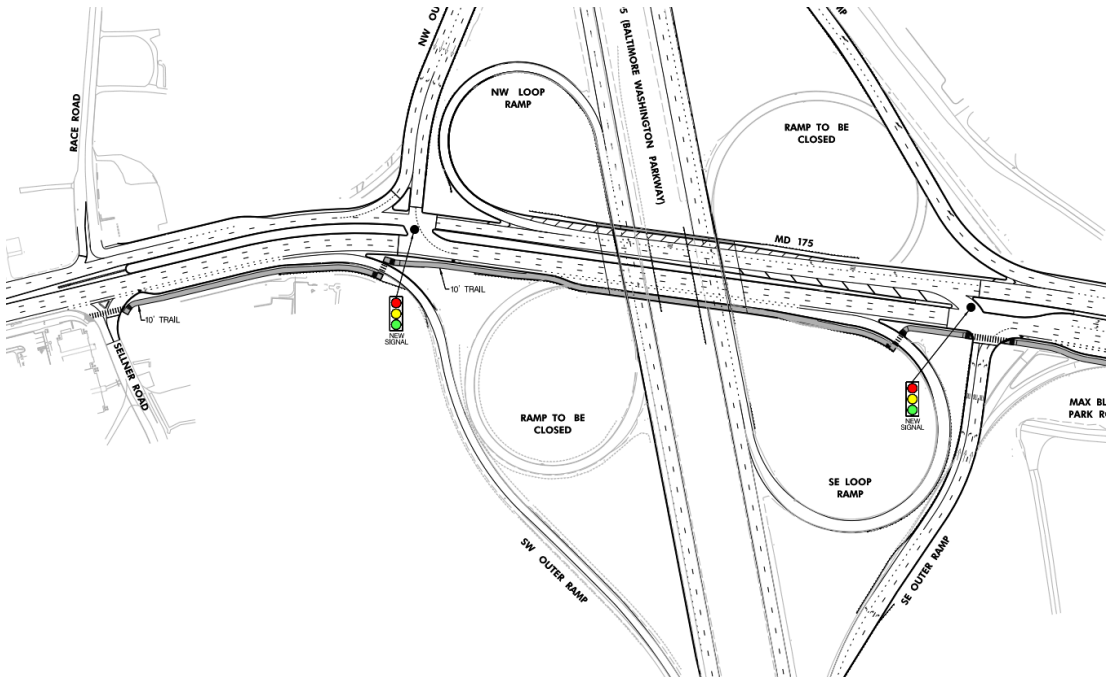
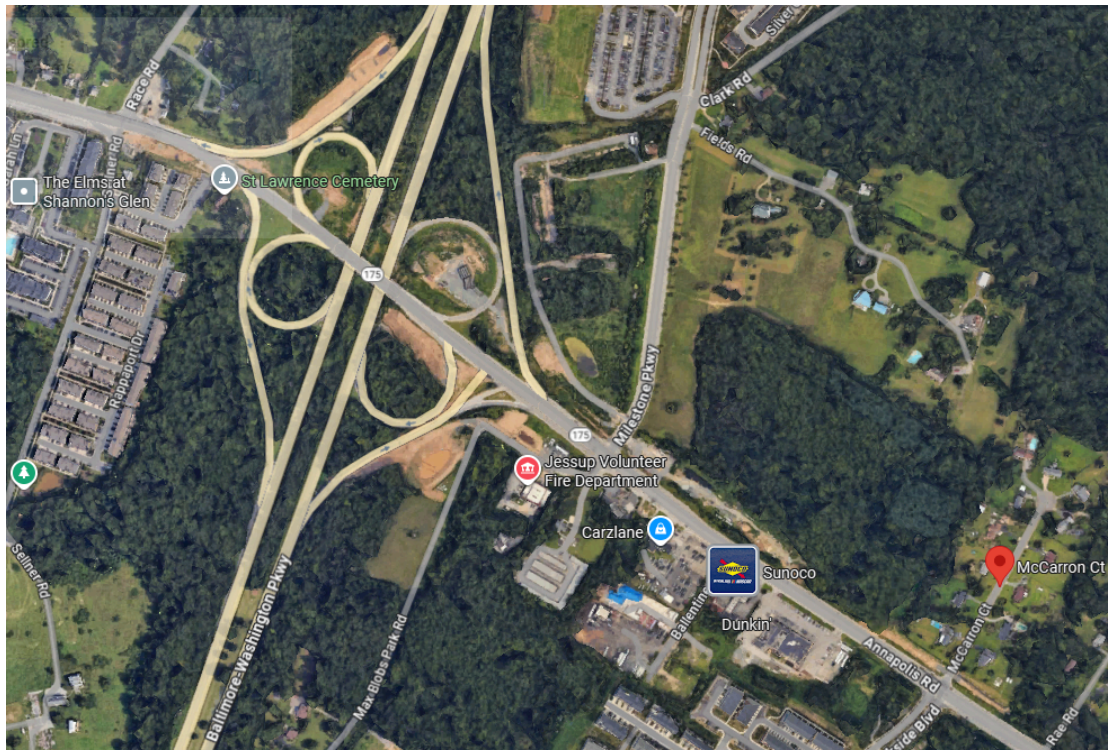
To: Waterbury Forest Hanover-HOA <waterburyforesthwa@gmail.com>

Hello Adrian,

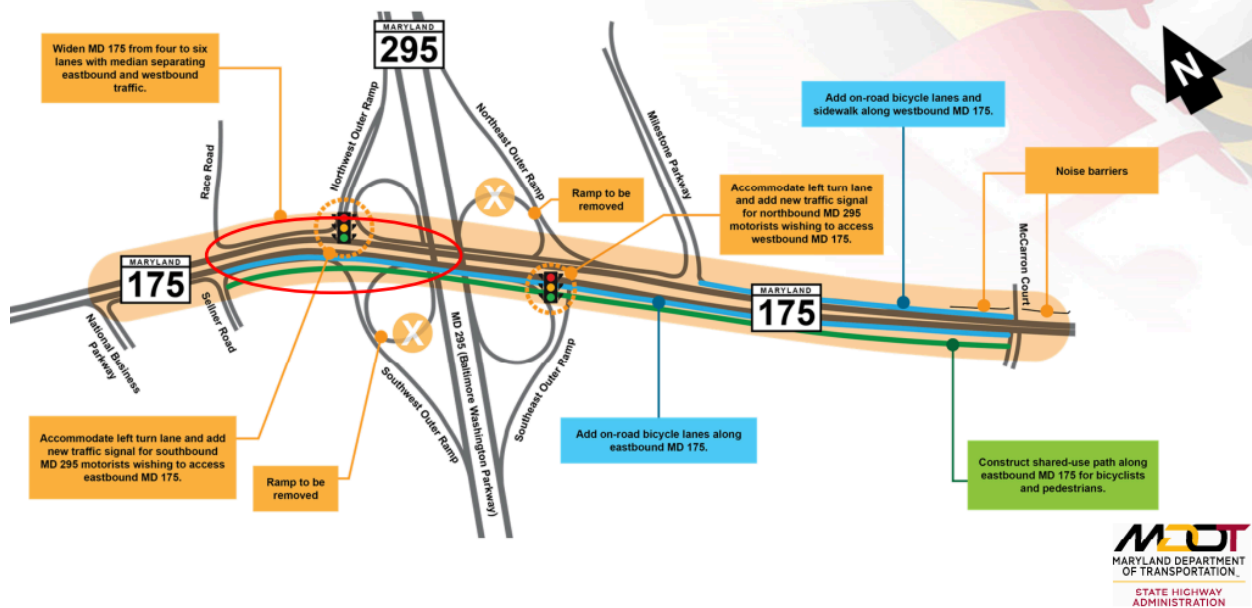
I would like to offer the suggestion that our neighborhood give away Halloween candy on October 30th or 31st this year. It could possibly become an annual event. Would you need to poll neighbors to determine their level of interest or could a sign up genius be sent to see who wants to participate?

Thanks,
Ebony Curtis

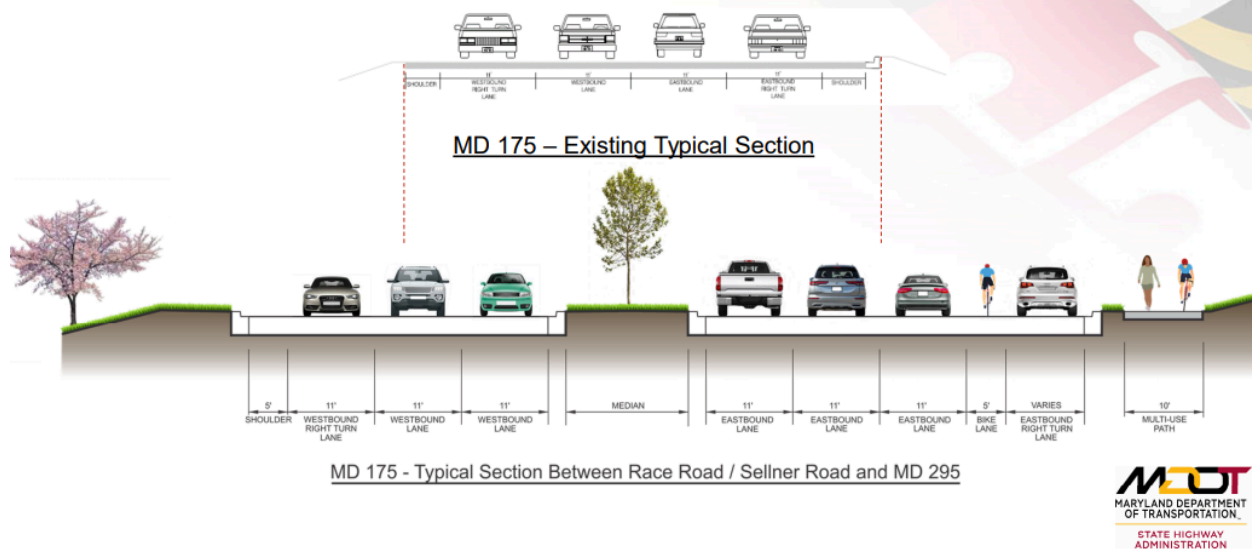
Rt 175/295 Improvement



IMPROVEMENTS – TYPICAL SECTIONS



IMPROVEMENTS – TYPICAL SECTIONS



- Improvement project between Sellner Road and McCarron Court
- Six-lane MD 175 bridge over MD 295
- Reconfigure the ramps at the MD 295 interchange to create signalized left turns

at MD 175

- Anticipated Completion: Fall 2027 (Originally Summer 2025)
- Appears
 - East Bound from Race Road - Blocked ?
 - Eastbound access to Race Road - Blocked?
- Reference:
<https://mdot-sha-md175-ntl-bus-pkwy-to-mc-carron-ct-aa436232-maryland.hub.arcgis.com/>

Contact Information

For additional project information, please contact:

Leopold Biaou, MDOT SHA Project Engineer

Email: lbiauou@mdot.maryland.gov

Kellie Boulware, District Community Relations

Maryland State Highway Administration

MDOT SHA District 5 Office

Phone: 410.841.1000

Email: kboulware1@mdot.maryland.gov

Copperleaf, Phase 2

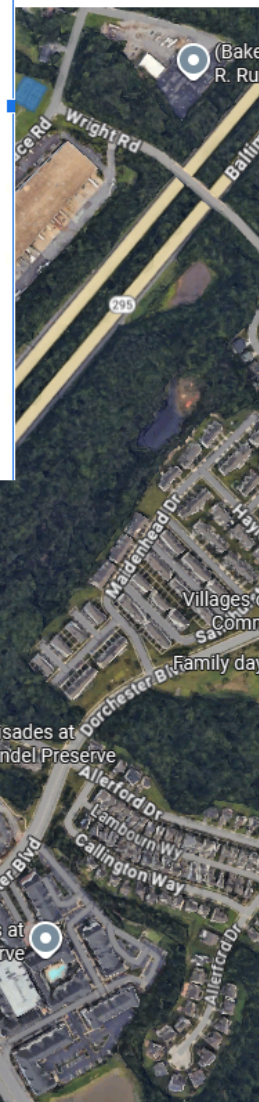
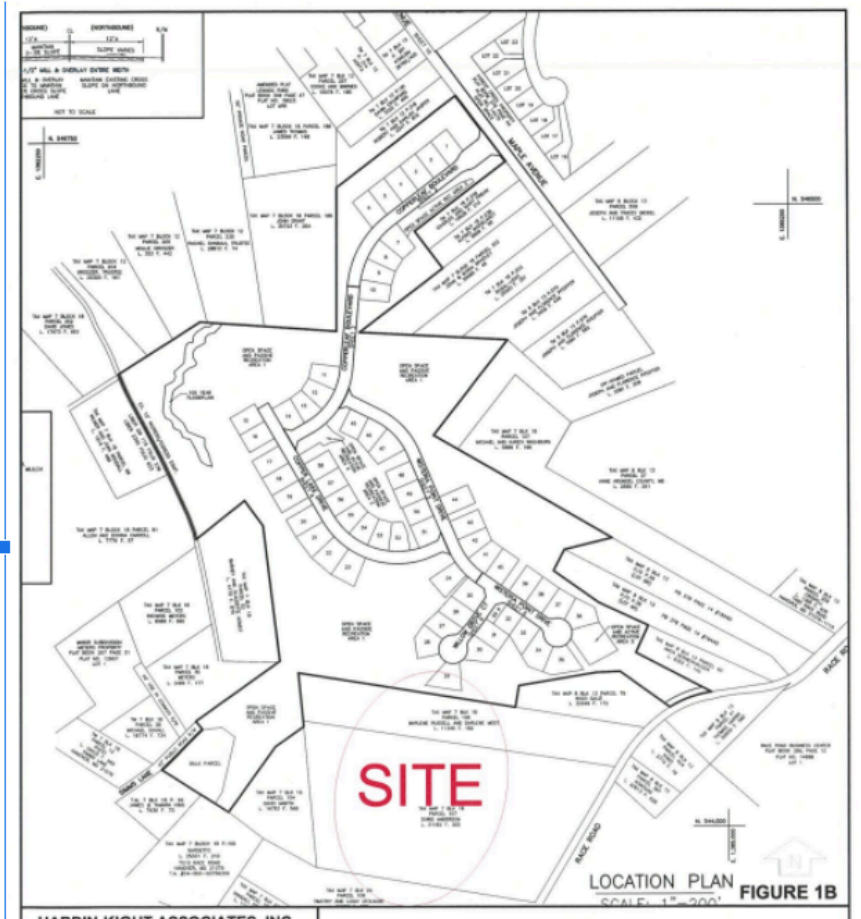


Request P2025-0048 - June 30th initial submittal

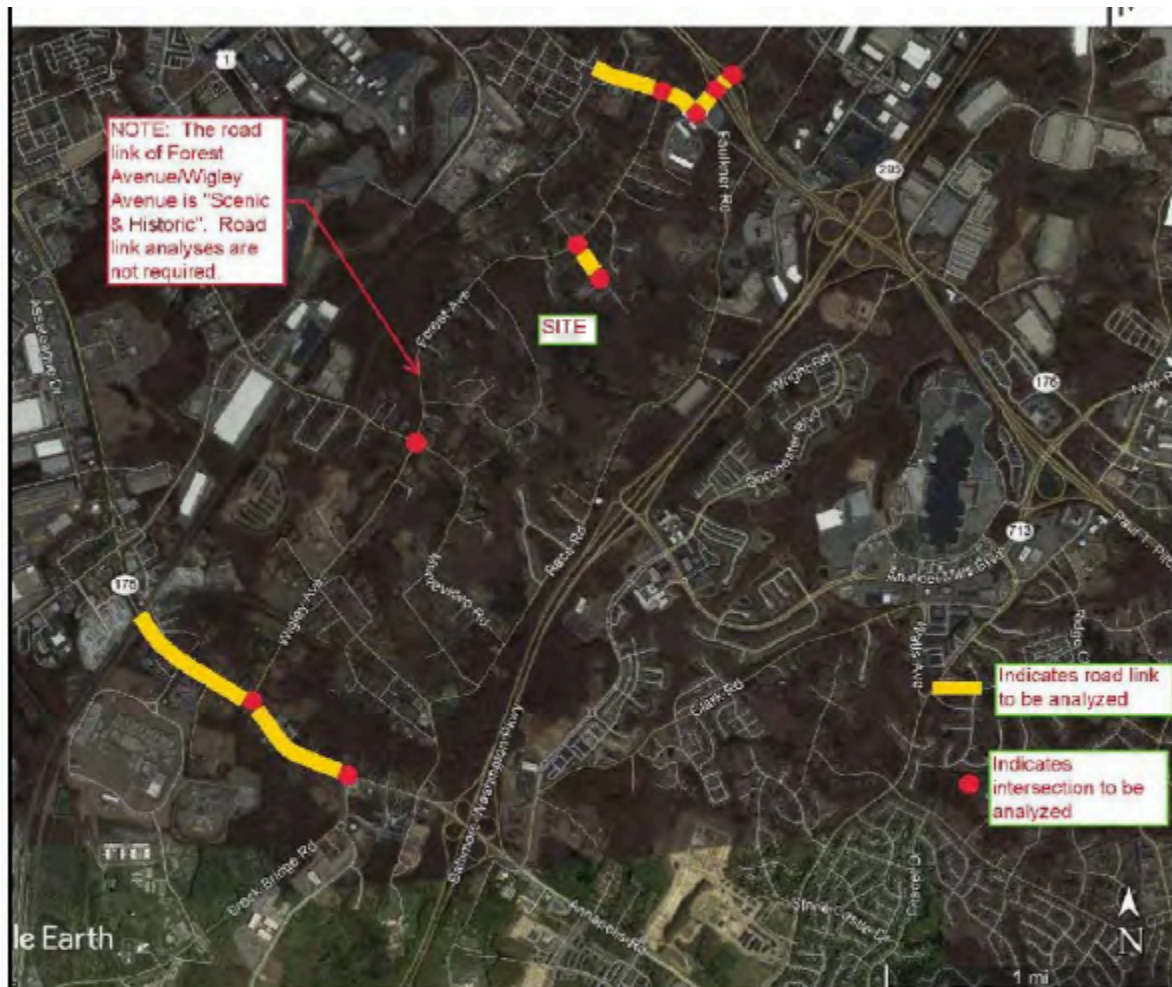
Currently in Sketch Phase

A request for information was done on 10/3/2025 via the tool at:

<https://www.aacounty.org/pia?type=PAZ>



Traffic Study: Currently no access to Race Rd. (Not even mentioned in the 209 page report)



TRAFFIC CONCEPTS, INC.
7525 Connelley Drive
Suite B
Hanover, Maryland 21076
410-760-2911

EXHIBIT 1

Site Location

Screen shots from September 2025 of Copperleaf

Copperleaf – Koch Homes – <https://kochhomes.com/community/copperleaf/>



Hanover MD Real Estate & Homes For Sale

5 results

Sort: Homes for You 



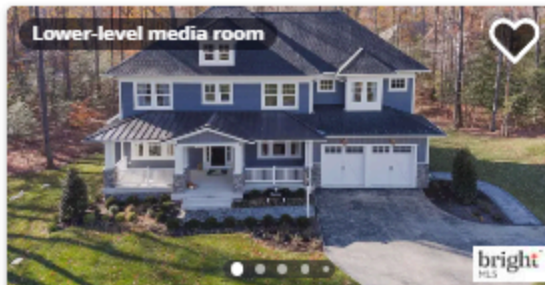
Spacious walk-in pantry



\$887,990

ooo

4 bds | 4 ba | 3,519 sqft - New construction
1 Copperleaf Blvd, Hanover, MD 21076
Koch Homes, KOCH REALTY, INC.



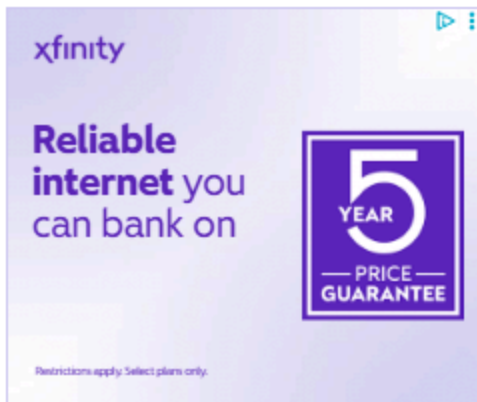
Lower-level media room



\$999,990

ooo

5 bds | 5 ba | 4,387 sqft - New construction
6 Copperleaf Blvd, Hanover, MD 21076
Koch Homes, KOCH REALTY, INC.



Advertisement



Finished rec room



\$919,990

ooo

4 bds | 4 ba | 3,854 sqft - New construction
3 Copperleaf Blvd, Hanover, MD 21076
Koch Homes, KOCH REALTY, INC.



Walk-in closet space



\$929,990

ooo

4 bds | 4 ba | 3,733 sqft - New construction
4 Copperleaf Blvd, Hanover, MD 21076
Koch Homes, KOCH REALTY, INC.



Walk-out capabilities



\$1,019,990

ooo

4 bds | 6 ba | 4,502 sqft - New construction
7 Copperleaf Blvd, Hanover, MD 21076
Koch Homes, KOCH REALTY, INC.