

May 21, 2026 SPHOA Board Meeting Minutes

- **Attendees**

Board members:

President: Jesse Moore

Vice-President: Oluseye Fadiran ABSENT

Treasurer: Annette Miller

Secretary: Rosemary Eisemann

Residents:

Steve Eisemann

- **Call to Order**

The meeting was called to order at 6:32 pm at 8207 Whitebark Lane.

- **Approval of Minutes**

The minutes from the March 26, 2026 SPHOA meeting were reviewed and approved.

- **Treasurer's Report**

Treasurer Annette Miller provided the Treasurer's Report to the board. The current balance is \$9,512.88.

- **Old Business**

Treasurer Annette Miller reported that there now is only one resident delinquent on their 2026 SPHOA dues. There was discussion as to how to proceed to collect the dues from this remaining party, and it was decided to have Annette reach out once more before any legal action would be initiated.

The SPHOA community-wide sale is scheduled for Saturday, June 6, 2026, 8 am – 12 noon. Vice-President Oluseye Fadiran is in charge of publicizing the event both on Facebook and with signage at the entrances at Severn Pines Way and Whitebark Lane. It was thought that signs at the corner of Quarterfield & Jamestown as well as at WB&A & Jamestown would also help both foot traffic and car traffic be made aware of the sale.

- **New Business**

The pumps from the former HOA ponds will be sold at the community-wide backyard sale. They will be on display at 8207 Whitebark Lane.

After the HOA in April dealt with a tree falling into two residents' yards from the SPHOA common area, it was decided to once again review the HOA obligations regarding these matters. Generally, a homeowner is responsible for making an insurance claim if a tree falls into his/her yard, regardless of from what property the tree fell. This issue was discussed at length during the SPHOA annual October 2024 meeting, and it was revisited at the October 2025 annual meeting. The HOA is responsible if it is aware of any imminent threat of a damaged or diseased tree falling. The HOA should then contact the county, as required by law, to have an emergency assessment made to determine if the county will allow the tree to be cut down. The expense would fall to SPHOA.

The HOA open space, established 25 years ago, is part of the Anne Arundel County forest conservation area. It was suggested that this land be evaluated by the county to determine which trees, if any, should be removed. The discussion that followed focused on the cost of any such tree removal, since there are no funds in the budget to cover such an expense. The SPHOA dues have not been increased since 2024.

If the board decides to pursue a county evaluation of the trees on the HOA open space, the board would then get bids to follow the county guidelines regarding tree removal. A special assessment may be required to cover that expense, since any increase in the dues that would be proposed at the annual SPHOA meeting in October, 2026 would not take effect until the following year.

It was brought to the attention of the board that the crepe myrtle trees, located at the Severn Pines Way and Whitebark Lane entrance signs, are infested with scale. Strickland Services, the SPHOA landscaping service, submitted an estimate to get the six trees treated. The initial treatment would cost \$980, with a recommendation for 2-3 follow-up visits at \$300 per visit, depending on how the trees responded to the initial treatment. It was predicted that the trees would recover, but not fully until the next year. The infestation may be an ongoing issue.

Considering that major expense, and the fact that there is no money in the budget to cover that expense, the board will check into recommendations from the University of Maryland Extension regarding crepe myrtles infected with scale. An initial search of their key recommendations was to consider removing and replacing the trees. Further study will be conducted, but a key point made: "Replacing a tree can be cheaper and simpler than ongoing treatment costs, as professional insecticides often need to be applied annually by a certified arborist in Maryland. The Extension encourages replacing crepe myrtles (which are non-native) with native species... Because crepe myrtle bark scale (CMBS) is becoming widespread in central Maryland, even successfully treated trees are at risk of being re-infested..." There follows a list of suggested native alternatives that are not susceptible to CMBS.

The board will continue to investigate how to best proceed. Interested residents can go to the University of Maryland Extension website:
<https://extension.umd.edu/resource/crapemyrtle-bark-scale-home-gardens/>

In other business, residents are again encouraged to follow all county laws regarding parking on public streets and to have any guests or visitors also follow these laws when parking in the neighborhood. The SPHOA is not responsible for enforcing county laws. Any SPHOA "Use Restrictions" as stated in the HOA Covenant serve as guidelines for residents.

- **Other Business**

The next meeting will be on Thursday, June 18, 2026, 6:30 pm, at 8207 Whitebark Lane. All residents are encouraged to attend.

- **Adjournment**

The meeting was adjourned at 7:10 pm.

Respectfully submitted,

Rosemary Eisemann
SPHOA Secretary