



Merion Station Townhouse Association, Inc.

BOARD OF DIRECTORS
Nicole Williams, President
Gerardo Rojas, Vice President
Juliana McCarthy, Treasurer
LaToya Forrester, Secretary
Marijane Monck, Member At-Large
Omera Begum, Member At-Large
Michael Del Gallo, Member At-Large

MSTA 2026 Community Meeting - August 18, 2026, 7:30 pm

Meeting type	2026 First-Ever MSTA Community Meeting.
Organization	Merion Station Townhouse Association, Inc. (MSTA).
Place	Kahler Hall, Columbia, Maryland.
Attendance	Board members present: Nicole Williams, Juliana McCarthy, LaToya Forrester, Marijane Monck, Michael Del Gallo, and Gerardo Rojas. MSTA Community residents
Previous minutes	Not applicable; this was the first community meeting of 2026.

Decisions and Substantive Reports

- **Welcome and Board introductions:** President opened the community meeting and Board members introduced themselves and their roles. All Board members were present except 1 member at-large (Omera Begum).
- **2026 accomplishments and improvements:** The Board reported completion of the association bank-account transition from the 2025 Board to the 2026 Board, with President, Treasurer, and Vice-president serving as check signers and President holding the association check card. The Board also highlighted creation of the first bilingual newsletter and website translation options.
- **Tree Working Group and county maintenance responsibilities:** The Board described its work with Debbie Nix, Covenant Advisor for Harper's Choice Community Association, regarding the 1971 document that excludes certain streets from county responsibility for street-tree and parking-space maintenance. The Board plans to continue advocating after the Howard County general election for equitable county maintenance and has supported Harper's Glen Townhouse Association's stormwater grant request concerning retaining-wall deterioration, erosion, and overgrown vegetation affecting High Tide Court.
- **MSTA finances and delinquent dues:** Treasurer reported that 35 of 144 homes, approximately 24%, owed association dues, and that approximately 13% of homes owed \$500 or more. More than \$30,000 in dues remained outstanding. The Treasurer explained that unpaid dues limit the association's ability to complete major work, including street resurfacing, and that liens may be pursued for delinquent accounts in accordance with association procedures.
- **Reserve fund:** The Board reviewed the reserve-fund requirement and reported that the reserve study identifies approximately \$135,649 as the amount that should be held in savings. The reserve-fund study is available on the association website and is expected to be reviewed again in 2027.
- **Restitution status:** The Board provided an update concerning restitution related to approximately \$46,000 in association funds. The individual involved received three years of probation and was required to begin restitution payments in November 2025. The Board reported that only two payments had been made and that the court had identified the missed payments as a potential probation violation requiring a separate hearing.



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- **Metropolis Management Company transition:** The Board explained that Metropolis began onboarding on August 1, 2026, with an official start date of September 1, 2026. The association is providing financial, tax, contractor, and other operational documents and establishing a new bank account. A resident portal will be provided for requests and maintenance matters. The Board emphasized that Metropolis will report to and operate under the direction of the MSTA Board, and the Board expects to hold at least four meetings with the management company each year.
 - **Dues increase and billing:** The treasurer discussed the dues increase from the current annual amount of \$353.20 to \$486.20, or approximately \$40.50 per month. The Board is exploring whether residents may pay in two installments each year. The treasurer also indicates that an approximately \$44 invoice is planned for the end of October 2026 to bring 2026 assessments to the current.
 - **Recycling, trash, and green bins:** Residents were reminded to follow Howard County recycling, composting, and trash-disposal requirements. The Board will continue sharing County reminders through the newsletter, including information on green bins and proper compost materials. The Board is also exploring pre-approved trash-can privacy fence options for residents who have difficulty returning containers to rear yards.
 - **Parking and towing:** The Board reported that full rehabilitation of the parking areas would cost more than \$100,000 and is not currently funded. Restriping and assignment of parking spaces remain under consideration, and residents were encouraged to report the condition of their parking areas through the association intake process. The Board is transitioning away from its longstanding towing provider to a new company approved by Howard County and the police department.
 - **Voting and renter participation:** The Board reviewed voting in person or by proxy under the association bylaws. Homeowners may authorize renters to vote by proxy and may permit renters to attend HOA meetings. The Board also discussed rental-related provisions in the bylaws and the role of the governing documents in community enforcement.
 - **Community events:** Residents expressed interest in a community-wide "Buy Our Block Party" or yard sale. Potential elements discussed included resident sales from front yards, County promotion and support, vendors or sponsors, food trucks, and children's activities.
 - **Open discussion - trash and property conditions:** Residents raised concerns about improper disposal of mattresses, carpet, boxes, and other bulk items; trash containers being left out; and recurring trash concerns near Freshaire Lane. The Board noted that Metropolis can assist with covenant enforcement and maintenance reviews and that residents may use the association intake process to report parking and trash concerns.
 - **Open discussion - speeding and roads:** Residents raised concerns about speeding and visibility within the neighborhood. The Board will contact Howard County Highways regarding assessment options, including line-of-sight concerns and possible speed-control measures. Road lining and striping were also discussed.
 - **Open discussion - property upkeep and landscaping:** Residents discussed exterior property upkeep, community inspections, landscaping, and gardening. The Board reported that



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Metropolis is expected to assist with maintenance reviews and covenant enforcement and that replacement landscaping contractors are under review.

- **Open discussion - community resources and governance:** Residents suggested creating a community resource list and posting useful contacts on the website.

Motions and Votes

- **Formal motions and votes:** No formal motions or votes were noted.

Next Steps and Adjournment

- **Metropolis implementation:** Continue the onboarding process through the September 1, 2026, official start date and provide residents with portal and management-company information.
- **Community communications:** Continue publishing recycling, trash, parking, tree, and association-governance information through the newsletter and website.
- **County and infrastructure follow-up:** Continue discussions with Howard County regarding tree maintenance responsibilities, speeding and visibility concerns, and future road and parking improvements.
- **Community engagement:** Explore resident interest and planning needs for a "Buy Our Block Party," community yard sale, and possible resource subcommittee.
- **Adjournment:** The meeting concluded at approximately 8:39 p.m.