Jennifer Meacham

From: Taylor Bensley Komar
Sent: Monday, October 26, 2026 8:06 AM
To: Jennifer Meacham
Subject: FW: In need of assistance from The community of Twelve Trees

-----Original Message-----
From: Rose Bey <rbeytwelvetrees@gmail.com>
Sent: Friday, October 23, 2026 3:46 PM
To: County Council District 4 <council4@baltimorecountymd.gov>; County Executive Katherine Klausmeier <kathyk@baltimorecountymd.gov>; Taylor Bensley Komar <tbensley@baltimorecountymd.gov>
Subject: In need of assistance from The community of Twelve Trees

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Date: October 23, 2026

To
The Honorable Julian E. Jones, Jr.
Baltimore County Council, District 4
Old Court Executive Park
305 Washington Avenue, 7th Floor
Towson, MD 21204
Email: council4@baltimorecountymd.gov

CC: The Honorable Katherine A. Klausmeier, Baltimore County Executive
Email: countyexecutive@baltimorecountymd.gov

CC: Taylor Bensley, Department of Planning
Email: tbensley@baltimorecountymd.gov

Subject: Urgent Request for Infrastructure Assistance—Village of Twelve Trees HOA, Randallstown

Dear Councilman Jones,

As a long-time resident of the community of Twelve Trees in my personal capacity as the current secretary of our local HOA I am writing to bring your attention to severe infrastructure on our sewer, water main in our community. While I interact daily with neighbors who share this concern, I am writing today as an individual homeowner.

I respectfully request your assistance in convening a coordinated County assessment of our community's deteriorating infrastructure and public-safety conditions. We seek an on-site review, a meeting with the appropriate agencies, and written guidance on responsibilities, available assistance, and the next practical steps. The scale and recurrence of these

problems exceed the financial capacity of our homeowners association and require coordinated support from Baltimore County.

Twelve Trees was developed in the 1970s. Its aging infrastructure includes private streets, water mains, sanitary sewer lines including portions reported to contain clay piping, and curbs that are in bad disrepair that need to be removed and replaced, sidewalks, stormwater systems, common grounds, and mature trees. Repeated water-main and sewer failures, soil erosion, deteriorating pavement and concrete, drainage concerns, and falling or hazardous trees have created an ongoing cycle of emergency repairs.

For approximately four years, the Association has retained A&A Construction and Utilities, Inc., along with other qualified contractors, to repair or replace water-main and sewer breaks. We have also engaged Jordan E. Rang, P.E., PMP, of KCI (410-688-6817) to assist with engineering plans. Despite these responsible efforts, recurring failures consume funds that would otherwise be reserved for comprehensive rehabilitation. A major infrastructure project may exceed $1 million, before accounting for sidewalks, curbs, erosion control, common-ground maintenance, and tree removal.

The consequences extend beyond appearance. Continued deterioration threatens pedestrian and roadway safety, reliable water and sewer service, effective stormwater drainage, public health, property values, and the long-term stability of the community. These concerns have become more urgent because a school is being rebuilt across from our homes, increasing vehicle and pedestrian activity near the neighborhood. Children and other pedestrians must cross nearby streets and use sidewalks that require attention, while residents are also experiencing heavier traffic and have observed multiple crashes in the community. Previous requests have been made for traffic-calming measures and sidewalk repairs to improve safety for residents, students, and the public.

Our homeowners pay County and State taxes while also bearing the full cost of maintaining infrastructure that serves essential residential needs. We recognize that Baltimore County does not traditionally maintain private HOA roads and sidewalks; however, aging common-ownership communities established under this model now face conditions that were difficult to anticipate more than five decades ago. If major systems fail or the Association becomes financially unable to respond, the resulting conditions could create substantially greater costs and risks for residents and Baltimore County. We respectfully ask the County to help establish a practical and equitable path forward before these conditions become an infrastructure emergency or public-health crisis.

We therefore request: (1) a coordinated on-site infrastructure and public-safety assessment involving your office, the Department of Public Works and Transportation, the Department of Planning, and other appropriate agencies; (2) written clarification of which water, sewer, stormwater, roadway, sidewalk, or related assets may qualify for County or State inspection, emergency response, rehabilitation, funding, or transfer; (3) a traffic and pedestrian-safety review addressing school-related activity, crossings, sidewalk conditions, traffic calming, signage, lighting, visibility, and other appropriate safety measures; (4) guidance regarding available grants, capital programs, special assessments, financing mechanisms, tax-based relief, or public-private partnerships; and (5) consideration of Twelve Trees for any current or future pilot program supporting aging HOA or condominium infrastructure.

Twelve Trees has previously worked with the Neighborhood Design Center on conservation and stormwater management goals and is prepared to provide plans, photographs, repair records, invoices, engineering materials, cost estimates, prior correspondence, and other documentation. We would appreciate a meeting and site visit at the earliest reasonable opportunity, followed by written guidance identifying the responsible County and State contacts, recommended next steps, and any immediate measures available to reduce safety risks. Thank you for your time, leadership, and commitment to the residents of Randallstown.

Sincerely, Rosmarie Mensuphu-Bey, Resident rbeytwelvetrees@gmail.com Board of Directors, Twelve Trees Association, Inc.
3 Yuma Court
Randallstown, Maryland 21133
443-691-4414