

End of the Year Report-FY 2026

This annual report highlights the activities accomplished by the Kings Contrivance Village Board and staff between May 1, 2025, and April 30, 2026. April marked our village's 48th year as a village of Columbia. We continue with our mission to advocate for our residents, maintain covenant enforcement, and build a sense of community with our special events. Our two buildings, Amherst House and The Meeting Room, are here for the community to use as rental space for all your social and business needs.

WHO WE ARE

Every year, in April, all village residents are encouraged to participate in the election of Village Board members, as well as every other year for our Columbia Council Representative who sits on the CA Board. Each person, when elected, will serve a two-year term, and elections are staggered. The following residents served on the Village Board: Chair: Barbara Seely; 1st Vice-chair: Carol Huegel; 2nd Vice-chair: Melissa Hogle; and members: Vivian Feen, Fred Niziol and Madeleine Borowski. Wesley Fuhrman (resigned May 2026) served as our Columbia Council Representative. The Board is responsible for determining how village funds are budgeted and spent. Funding is received from two sources: a Columbia Association Annual Charge Share, and association activities/building rentals.

The Board employs a village manager who oversees the day-to-day operation of the village and acts as advisor to the Board. The manager hires a covenant advisor who processes forms for architectural alteration and acts as a resource person to the Resident Architectural Committee (RAC) and residents. The manager also hires any other necessary staff, staying within the financial parameters set by the Board. The current village staff is; Beverley Meyers, Village Manager; Aileen McNamara, Covenant Advisor; Luz Borrero, Events Coordinator; Erika Cheney, Operations Coordinator and Bookkeeper; Patricia Hricko and Katie Weber, Head Facility Assistants; Kelly Dutcher, Mac Davis, Keisa Hartridge and Heather Havranek Facility Assistants.

THE VILLAGE BOARD

The Village Board acts as an advocate for residents. During the past year, the board dealt with several issues. The board: elected Board and Architectural Committee (AC) officers; appointed the Election Committee and RAC members; reappointed RAC members; approved quarterly and annual financial reports and budgets; heard architectural appeals and issued 15-day violation notices for covenant violations; approved revisions to the Architectural Guidelines; approved a new Management Contract and Allocation formula between the Villages and Columbia Association; set priorities for the village for the County Executive's office; heard from CA about a bamboo removal project for the meadow in Macgill's Common; heard from BGE regarding a transmission project for the area; heard from Howard County about the Beaver Run sewer repair project in Macgill's Common and

Dickinson road repaving; offered cul-de-sac beautification and block party grants; donated to Hammond High School Boosters' Silent Auction; met with Kimco regarding the Village Center; met with Columbia Association for monthly updates; met with Ho.Co. Police Department for community updates on traffic and crime, and approved using Columbia Association's new Cluster Policy for replacement to tot lots in Huntington.

COMMITTEES

The Village Board appoints residents to committees. The Resident Architectural Committee (RAC) consisted of seven dedicated volunteer residents. The RAC included Jason Protheroe, Chair; Ed Gordon (up to Jan 2026), Vice-Chair; Michele Mercer, Scott Llewellyn, Kate Reilly, Tiffany Heath (up to Dec 2025) and Alice Jackson. The RAC meets twice monthly, on the second and fourth Wednesday, to review architectural alteration requests. 141 letters of compliance/non-compliance were issued in FY26. 71 inquiries were logged in and dealt with by the covenant advisor, 43 were successfully resolved in FY26 and 10 were resolved by the time of the site visit or found not to be covenant violations. 18 complaints remained unresolved at the end of the fiscal year. 211 applications for 285 alterations were processed. 145 applications were approved after review by the RAC, 7 were approved with provisions, 13 approved as an exception, 14 were withdrawn, 4 tabled and 11 were denied. Of the 211 applications, 23 were able to be approved through the *Speedy Process*. 1 application was approved following Appeal. These numbers illustrate the extent to which the committee members spent time and energy working with residents to reach optimum results. The most popular alteration approval requests were for Deck (37 applications), Fence (22 applications), Shed (21 applications) and Landscaping and Siding (17 applications each).

In 2021, the Board created our KC CARES Committee (Community Action and Resources for Environmental Stewardship). This committee has been actively promoting our environmental efforts this past year. The group is chaired by Kate Reilly, who has led a team of residents to offer environmental tips in a weekly newsletter, free online educational seminars, environmental activities in the community, and plant and micropond giveaways to residents. For more info. or to sign up for their weekly newsletter, email KCVillageCARES@gmail.com

SPECIAL EVENTS AND CLASSES

The Village Board sponsored many events this year. We added additional talks online and in-person as well as a New Resident Open-House, while we continued with our ever-popular events including, 2 Free Shredding days, Free 50+ lunch, 2 Flea Markets, Scarecrow making & pumpkin decorating, Family & Ladies' night bingo, Sip and Paint, Sundae making and craft, Holiday events for families and Halloween Happenings.

Our regular Pilates class continues with weekly classes this year. We are always looking for new ideas for classes. If you would like to see a particular class offered or are able to

teach a course, please call us. All teachers must secure liability insurance.

AMHERST HOUSE

Our two buildings are Amherst House and our Neighborhood Center, The Meeting Room. The Meeting Room is currently occupied by B.S. Photography. If you are interested in hosting a wedding, party or business meeting, please call for our very reasonable rates. We are open to CA residents and non-residents for rentals. Come see our new flooring and freshly painted walls at our building Amherst House in the village center. We are here for you, to answer your questions and assist you with local services. Free Notary services are also available.

THE VILLAGE OFFICE

The village office is located at Amherst House in the village center. The village newsletter, *The Crown Prints*, is distributed to every home in the village in the first week of the month and there is also an additional issue that is distributed to residents around the 20th of each month as an email only version. Electronic issues are available for every issue. Look for them on our website and social media too. Send your email to us at Kings@Villageofkc.org and we will send you all 24 issues during the year directly.

Please call us anytime you need information at (410) 381-9600 or visit our web page at www.villageofkc.org or Facebook at [Kings Contrivance Village](https://www.facebook.com/KingsContrivanceVillage) or Instagram [@villageofkc](https://www.instagram.com/villageofkc)

With warm regards,

Beverley Meyers
Village Manager
July 15, 2026

FY2026 End of Year Financial Report

INCOME		EXPENSES	
Columbia Association Annual Charge Share	\$332,344	Staff Salaries & Benefits -10 employees	\$329,305
Facility Leases & Rentals	\$134,962	Janitorial Expenses	\$26,565
Classes	\$4,346	Instructors' Fees	\$3,253
Special Events	\$7,913	Fees/Mileage/Food	\$12,635
Interest	\$4,255	Operating Supplies & Products, postage & printing	\$11,337
Fees	\$15	Utilities	\$29,120
Sales/Other	\$1,201	Insurance & Taxes	\$13,920
Newsletter Ads	\$2,705	Special Events	\$24,422
Gain on disposal of assets	\$0	Donations	\$0
		Building & Equipment Maint. & Improvements	\$9,700
		Newsletter	\$38,184
		Furniture & Fixtures	\$2,047
		Advertising	\$415
TOTAL	\$487,741	TOTAL	\$500,903

Depreciation: \$27,580