



## Addressing the Needs of HOA and Condominium Infrastructure

In December 2025, the Baltimore County Housing Needs Assessment was presented to the Baltimore County Council. During this presentation, information was shown that there are aging HOA and condominium associations that don't have the finances required to continue to maintain parts of the community that Baltimore County would maintain in non-HOA communities: the roadways, walkways, fire hydrants, stormwater systems, and street lights.

This has led to aging, unmaintained communities that are, plainly put, starting to crumble. And it's leaving the residents of those communities without recourse to get much-needed repairs so they can feel pride and enjoyment in their neighborhoods.

Not only that, there is research that shows that neighborhoods with aging and declining infrastructure experience a cycle of lowered property values, lowered accessibility, safety hazards, and a negative stigma – all of which can lead to a neighborhood's overall decline.

In many of these associations, the fees the residents pay are minimal, which has led to the lack of funds the associations need to maintain the neighborhood. This means that the entire community pays the price for a lack of maintenance—whether you own a home in that neighborhood or not.

For the past few months, I've been working on legislation designed to give the affected associations the opportunity to get the repairs their communities need. Under this concept, homeowner and condominium associations could apply to be part of the program with a rigorous application process. This would include financial audits, inspection of the work to be done, review of the maintenance schedules, and anything else deemed necessary by the Office of Budget and Finance.

We will be hosting a Zoom meeting to describe the concept. If you are interested, please email us at [dmarks@baltimorecountymd.gov](mailto:dmarks@baltimorecountymd.gov) and we will send a link.

Councilman David Marks

**Serving the Eastside:  
Carney, Perry Hall,  
Kingsville, White Marsh,  
Chase, Bowleys Quarters,  
and Middle River**

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## View the District 5 Budget Town Hall Meeting

Due to the winter storm, Baltimore County held the District 5 Town Hall Meeting online. [You can view the budget presentation and community comments here.](#) Councilman Marks thanks all those who participated.

## Community Meeting to Focus on Bengies Road Sewer Extension

Last year, Councilman Marks blocked a sewer project from advancing in the Bengies Road area until funding could be obtained to lower the costs to property owners in this community. Thanks to state funding secured by Senator Jennings and Delegates Nawrocki and Szeliga, the costs are expected to be lower—minus any changes in construction prices. [Councilman Marks also passed legislation allowing property owners to "opt out" under certain circumstances.](#)

The Baltimore County Department of Public Works and Transportation is hosting a community meeting with the residents of the Bengies Road, Bourque Avenue, and Gladway Road areas to discuss next steps to restart the project. The meeting is scheduled for Thursday, February 5 at 6 p.m. at FOP #34 Lodge Hall, 730 Wampler Road.

## Police Community Relations Council to Focus on White Marsh Security

Councilman Marks will join the White Marsh Police Community Relations Council and area business representatives at a discussion of security at the White Marsh Town Center. The meeting is scheduled for Tuesday, March 10 at 6 p.m. at the Perry Hall Family Worship Center (5125 E. Joppa Road). All are welcome!

## Water Tank Proposed at Mount Vista Park

Baltimore County is proposing construction of an underground tank along Raphel Road at Mount Vista Park to increase the water supply for the Kingsville Volunteer Fire Company.



## Help Clear Fire Hydrants During Storms

During the recent winter storm, many residents asked about who has responsibility to clear snow from fire hydrants. The Baltimore County Fire Department makes every effort to clear snow from fire hydrants following a significant snowfall, but the Department asks neighbors, residents, and business owners to lend them a hand. While a buried fire hydrant can certainly lead to delays in obtaining a reliable and constant water supply, the engines are still prepared to respond to any fire emergency. Baltimore County fire engines carry 750 to 1,000 gallons of water, and they use GIS mapping to locate the closest fire hydrants to the location of the emergency.



## Councilman Marks Honors Eagle Scout Nick Stansbury

On January 10, Councilman Marks joined other elected officials, family, friends, and Boy Scout Troop 732 in honoring Eagle Scout Nick Stansbury. Nick's project involved donating supplies to Children's National Medical Center.



## Councilman Marks Honors Middle River Volunteers


On January 24, Councilman Marks joined Middle River Volunteer Fire and Rescue at the organization's awards banquet. Councilman Marks thanks all first responders who serve, and worked with the administration and the Baltimore County Volunteer Firefighters Association to increase support for medic unit attendants that help stations like Middle River.

## History Presentation to Examine Perry Hall's First Black Residents

The Baltimore County Public Library offers numerous programs to celebrate Black History Month, including a presentation on the Harvey family. [Learn more here.](#)



Perry Hall Branch • 9685 Honeygo Blvd • (410) 887-5195

**The Harvey Family: First Black Family in Perry Hall**



Sunday, February 08 2026  
2:00PM - 3:00PM

This program examines the life events of the first black family in Perry Hall. Join James Harvey, Jr. as he presents his family's rich history in the Perry Hall area.

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