

OLNEY OAKS SINGLE FAMILY HOMEOWNERS ASSOCIATION
Summary MINUTES MONTHLY BOARD MEETING
Tuesday, October 19, 2005

Board Members present: D. Bourque, B. Falcigno, J. Feinberg, J. Flynn, and B. Mercado.

Call to Order 7:30 pm

Unanimous approval of September's minutes

Treasurer Report

- Account balances were reported.
- Approximately 10 households are late in paying the annual dues. Certified letters have been sent.
- 2004 Audit letter received and there were no issues found
- The old Ickes mansion is indeed a part of the association and the current residents were given covenants and paid the annual dues. Will need to confirm that our community's maps include this property.

CCOC

- B Falcigno attended the CCOC (Commission on Common Ownership Communities) open house. They have handbook for HOA open space on their website:
<http://www.montgomerycountymd.gov/CCOC>

Updates

- Pavilion graffiti was power washed and covered with Behr, gray concrete sealant.
- Pavilion flashing needs caulking and one fascia board needs replacing. Schedule for spring.
- B Falcigno followed up with the Verizon damage to footpaths by Pavilion and the work was done well.
- Levee by Pavilion was re-graded and seeded.
- Sandcastle footbridge – B Mercado replaced some boards. Over next few years, more boards will need to be replaced (current pricing is \$22/12 ft). The 2x4 under bridge will also need replacement. Therefore looking in 2-3 years to replace the bridge from the metal up.
- Sand filter – still needs sand. HOA is only responsible for sides, ends, berm. NOT THE PIT. Anything growing in the pit is the County's responsibility.
- Tot lots were inspected – Carissa is fine. Danube has "kick away" issues which can be corrected with raking and fluffing. US Lawns used "Safety mat" (not mulch) which lasts 3-4 years. It was installed Spring 2004. Power washing, sealing, bolt tightening is done every other year and next one is due spring 2006
- Regarding "Amber" alerts for scammers, Officer Beardsley's predecessor said the police sends out email notices and we can be on it. B Falcigno will contact Beardsley. M&P Asphalt has fled the country and INS has been notified to not let them back.

Complaints/Letters/Follow up/Misc

- A tree down on HOA property behind houses on Darnell Dr was reported. B Falcigno inspected and found it on the edge of the tree line. It had fallen awhile ago and grass around it has been mowed – found it not to be an obstruction.
- A townhouse resident wishes to install a fence (at homeowner's expense) to channel the folks who walk to the bus stop on Headwaters. Board agrees it would be fine to do.

- Six homes on Headwaters Drive near Route 108 have a shared driveway. It is NOT HOA responsibility to maintain. There is no separate street name so County does not maintain/snow plow. Recommend they contract snow plowing and share that cost.
- Headwaters Lane had a second area fixed by County. The area next to the new juniper trees has not been redone. New juniper bushes look good and are growing well.
- A homeowner from Williamsburg Village requested Olney Oaks remove a tree located on our common areas. The request was denied
- A homeowner on Sandcastle Lane reported that people were building structures behind the houses in the woods – paint ball targets? Police called and Officer Matthew Vendemio investigated on October 5th.

Townhouses

- Parking
 - G&G will only tow a car when called by board president who must be there and sign a form.
 - Temporary long term visitor tags are needed
- A new Ride-on Bus route (#52) has created problems on Carissa and Headwaters. There is trash and parked cars along Morningwood, Carissa, and Headwaters. D Bourque will find out County's responsibilities for maintaining bus stops
- A request for tree removal behind a townhouse appears to belong to different HOA.

Trash

- Reasons to have one company:
 - Pavement problems are caused by heavy trucks.
 - Safety of school children is an issue
- Board can support a voluntary program to have one company. Can include the information in resale packages with the company to use and why everyone uses one company. Can do a request for proposals from companies – require a locked price for a long time period. Discuss at Annual Meeting.

Meeting Adjourned at 9:45 pm