

OLNEY OAKS SINGLE FAMILY HOMEOWNERS ASSOCIATION
Summary MINUTES MONTHLY BOARD MEETING
Wednesday, December 14, 2005

Board Members present: Barbara Falcigno, Jay Feinberg, John Flynn, and Mark Wheeler.

Call to Order 7:40 pm

Unanimous approval of November's minutes

Treasurer Report

- Account balances were reported

Annual Meeting

- Wednesday January 25, 2006 at Olney ES
- To increase attendance at the meeting, reusable signs will be placed at key entrance points to the community. B Falcigno will investigate the cost. Ideally 6 signs would be used, writing on the front and back that states: Olney Oaks SFHOA, Annual Meeting, Write in date, Olney ES 7 PM. Thinking of Headwaters/108, Headwaters/Morningwood, Queen Elizabeth near wall, Morningwood/Whimsey area, Morningwood/Bilney area. Sixth sign is back up.
- Meeting notice will be three pages – an intro page to the issues, agenda, budget, and a postage paid (at new rate) postcard to return proxy. B Falcigno will put together a final draft. Mailing of notice will be by January 7, 2006.

Updates/Letters/Follow up

- Letters to homeowners that have shrubs/trees blocking walkway will receive letters in the spring
- There was a Verizon complaint at several of the townhomes on Carrisa. Verizon dug through several backyards to connect service which disrupted cable lines – they did not follow the painted lines. Crew doing work told affected homeowners that the HOA granted permission to do this. D Bourque confirmed this was not true, called Verizon's attorneys in NY. Result is the lines will need to be rerun along the proper lines and damages to property repaired.
- Sand filter is officially accepted by Montgomery County Department of Environmental Protection
- Want up to date map of community. B Falcigno will pursue with Park & Planning
- B Falcigno followed up with Council Member Praisner regarding tree trimming along Headwaters and Morningwood. Waiting for response.

Townhouses

- Dennis hand delivered packages (which includes the stickers) to each home and receives signature stating they received the package. For rental properties, the package (minus the stickers) will be sent to the homeowner.
- Enforcement begins January 1, 2006

Next Meetings

- Annual meeting will be 7 pm on Wednesday January 25th at Olney ES