

Olney Oaks Single Family Homeowners Association
Board of Directors' Minutes
Meeting at B Falcigno's House
7:30 PM, Wednesday, 22 September 2006

Call to Order 7:35 pm

Members present: Dennis Bourque, Barbara Falcigno, Jay Feinberg, John Flynn, Ed Oswald, and Mark Wheeler. Bill Mercado came at end to review plans for the retrofit of dam.

Last Meeting (15 June 2006) Minutes not available yet

Treasurer Report

- Independent auditor reviewed books and all is good
- The number of delinquent dues is forty. Collection letters were sent. Some claimed never to have received bill. Maybe make notice outside of newsletter state Homeowner fees due by DATE
- Tree by townhouse was planted

- Best to move some money from checking to a CD to increase interest earned.
- Police substation donation - \$1 a head = \$424 all agree. The money is to be used to purchase the trailer. Currently annual rent is \$5500 and to purchase it is \$6000. Board agrees it is a worthy thing to support.

Updates/Actions

- Olney Oaks Web Site - Completely overhauled the site - looks good. Posted the HOA's Covenant and by-Laws on the web site. This completed an action item from the Annual General meeting held in January 2006. John sent a letter to Montgomery County and asked for public notices to also be sent to Barbara and Scott. Will post these on the Olney Oaks web site.
- GOCA and Olney Coalition: Status of activities and upcoming events discussed.
- Master Plan / Strategic Plan / Asset List Status (MAP). BOD input to John is **still** needed.
- Annual Walk Thru Action Item List reviewed
 - John Flynn will check those homeowners that received letters regarding trees in paths. One homeowner thanked him for the paths being cleared. Several homeowners bordering the PEPCO to Morningwood path received letters informing them off their responsibility to trim their shrubs and trees. Most have complied. A homeowner on Headwaters Lane and one on Danube Court also received letters.
 - Installed a new bench at the tot lot Danube to replace three worn out benches. The old benches were removed.
 - Caught two moped users by the Danube tot lot. Parent and police were involved. The incident was resolved to Olney Oaks satisfaction.
 - Carpentry repairs on the Danube Tot lot. These were identified during the July walk thru inspection.
 - Handled several tree issues throughout the community including one by the house on Carissa and the trimming of pine tree branches adjacent to the Carissa tot lot. These branches were hitting the townhouse nearest the tot lot.
 - Think the bushes by the signs at Headwaters and 108 need replacement – possible beautification grant.

- Tree limb end of townhouse near empty lot snapped off but still hanging from the tree (9/18). Need to watch.

- Pavilion flashing and fascia board:
- Working to purchase a “No motorized vehicle” sign for the Sandcastle footbridge path. Current signs will be put up.
- Community wide trash issue raised. Work up an incremental plan that includes letters to the companies, request for police laser traps, and other actions to consolidate the number of companies that provide trash removal service. Table till next month.
- Work orders in with the county on Queen Elizabeth for the water drainage - waiting on County. Will become a “squeaky wheel.”
- U.S. Lawns failed to keep the Carissa sand filter clean. It was grossly overgrown. HOA board has addressed this several times. U.S. Lawns appears to be maintaining the rest of the fields per contract. As of today, sand filter is fine just needs more sand. County needs to do this.
- Levee is working. Still want to cement up stream.
- Contacted Montgomery County about the on-going problem with missing street signage. The County has responded and signs do get replaced, in some cases only to be stolen again. No insight on who is doing this (other than teens).
- The Sandcastle footbridge path was resurfaced. Some cracks have appeared. Two months of no rain – ground settled.
- U.S. Lawns has cleared out the debris by the water retention facility. This was the first time. U.S. Lawns is supposed to do this three times annually.
- Sold several HOA resale packages.
- Received an unsolicited email from Capitol Grounds, a lawn maintenance and snow removal company. Told the co-owner that the letter would be put in our file but that our current contract is good for another two years.
- Responded to question about low hanging branches on Morningwood. Montgomery County has enough money in the new FY that starts 1 July to do this according to Councilwomen Marilyn Praisner. Olney Oaks is apparently near the top of the list.
- Removed several political candidate signs and confronted one candidate who was caught posting signs on the HOA property on Headwaters. The sign was removed by the candidate when he was advised that he was committing trespass against property.
- HOA and Captain Walker, Commander of the 4th Precinct are in touch on email regarding speeding in neighborhood.
- Comments from community that came in with dues:
 - Many thanks for all the time and effort all of you give.
 - How about a neighborhood yard sale?
 - Since I don’t have internet, I would appreciate written or phone notification of important items. I would like to see one trash service for the community.
 - Want rules against number of cars parked on street (Shallow Brook Lane)
 - Increase maintenance and curb appeal to common areas (not sure what this means)

Next Meetings

Need to set the date for the Annual Meeting and reserve Olney Elementary School. Will reserve **Annual Meeting on Wednesday, January 17, 2007**. Back up date (if school is not available on 1/17) is Wednesday, January 24th. 7 to 9:30 pm

Adjourn 9 pm