

# **Olney Oaks Homeowners Association Board Meeting**

## **Minutes – February 28, 2008**

The meeting was called to order at 7:40 by President Dennis Bourque.

**Present:** Don Beeson, Dennis Bourque, Jay Feinberg, Julia Fryer, Nicole Lechner, Marc Meltzer, and Theresa Kyne Robinson

### **Treasurer's Report: Jay Feinberg**

- HOA dues for the 2007-8 fiscal year are all paid up. Two households had to be turned over to the HOA's attorney for collections. These two households paid their dues in January, 2008 with an additional collection fee of \$100 each that was paid to the attorney.

### **Chief Expenses**

- **Lawn Service:** Cutting about 14 acres of grass on the common areas every 9 -11 days during the growing season is the largest budgetary expense, about \$19,000 per year.
- **Trees:** Only one fallen tree had to be removed so far this fiscal year, so only \$950 out of a \$6,000 has been used.
- **Leaf Collection:** Due to an overwhelming response with about 75% of households leaving their leaves out for collection, the \$9,025.00 cost of the leaf collection was 65% higher than the planned expense of \$5,500.00. The unused tree budget or reductions in other expenses will offset the higher leaf removal costs.
- **Operating Fund CD** – Jay opened a 7-month CD with a starting balance of \$12,000.00 so that operating funds not needed until later in the fiscal year would earn interest.

### **Discussion of Communities Needs:**

- **Stormwater Management:** Theresa asked whether Olney Oaks had stormwater management ponds. Dennis said our community was not required when it was built to have the type of sand filter stormwater ponds seen in newer communities. Only the houses added more recently around the cul-de-sac on Carrisa Lane have a sand filter pond to catch stormwater before it goes into the creek. Structural and operational maintenance of this pond is the county's responsibility. We only have to trim the surrounding grass and keep loose debris out of the pond. All other stormwater goes directly into the creeks. The dam between Darnell and Skymist is part of a stormwater pond to control downstream flooding and erosion. The stormwater that goes under Queen Elizabeth by the stone entrance walls will flood the area on the east side of the street during heavy rains. The flooding keeps killing the plants we put in by the stone wall on that side of the street. The current bushes are supposed to be more tolerant of occasional flooding. The concrete and rocks on this side of the street are lifted up and restrict the water flow. We have been trying to get the county to rebuild this inlet side and do additional work on the outlet side of the street to improve water flow. We are only responsible for removing debris.

- **Major Home Projects:** Dennis had received questions from the community about changes and additions to houses. When the community was new, there was an architectural review board that had fairly strict rules about home improvement projects. The community voted soon after it was established to eliminate the review board, so there is no such group now. There are just maintenance rules in the Covenants and Restrictions

document. Homeowners do not need to get approval from the HOA for changes to their houses, sheds or fences, but are always welcome to ask questions. Dennis recommended that homeowners call the Montgomery County Department of Permitting Services at 240-777-6300 if they want to make significant changes to their property.

- **Trees:** There are seven large Bradford Pear trees on HOA property on 108 near the Headwaters Drive, and some of them have been split by storms.
- **Entrance sign at Headwaters:** The current sign is pulling loose from the stone pillars. Dennis will come up with a new way to attach the sign. Jay painted it last summer.
- **Path near Footbridge:** Concern was expressed about the sharp-edged rocks by the first bend in the path leading to the bridge. Dennis explained that the sharp stones can be made safer by smashing. He will contact U.S. Lawns about this.

### **Ideas for 2008**

Dennis asked board members to think about the direction we should take for improving the community. He recommended we not address the trash issue again. He said that the board has discussed the issue for several years and did a survey on the subject. The community is very divided about using one company for trash collection, and there are many technical issues. He suggested that each street could arrange for a specific company to haul the residents' trash.

Meetings will occur every 2 to 3 months.