

**Olney Oaks Homeowners Association
Minutes – January 10, 2008**

The meeting was called to order at 7:15 by President Barbara Falcigno.

President's Annual Report: Barbara Falcigno

- Olney Oaks is a 424 home middle-aged community with amenities such as a bridge, pavilion, asphalt paths, and tot lots that are 20-25 years old. Governed by legislation, the homeowners association is responsible for maintaining the common property, which is greater than 50 acres, approximately 15 of which are mowed.
- The Olney Oaks Homeowners Association (HOA) Board meets every 6 to 8 weeks, and majority prevails. The board never wants to have a special assessment and thus increased dues in 2005 in order to build up the funds that will be needed to replace capital items in our community. Recently an asphalt path running from Route 108 to Morningwood was replaced. The board is required to keep at least \$25,000 in reserve for emergencies, though there is now over \$32,000 in the account to adjust for inflation.
- Cars were broken into on Bilney Lane and Morningwood Drive. GPS suction cups marks on car windows are an invitation to those who are seeking valuables in cars. A laptop was stolen. One owner photographed the robbery. Police will notify car owners if they find valuables in a person's car to remind owners to hide valuables.
- There was a fire in the hedges on Headwaters Drive across from Carrisa Way. There was evidence of beer drinking at the site. The junipers on Headwaters Lane had been cut down to deter illegal activities.

Approval of 2007 minutes

Treasurer's Report: Jay Feinberg

- The fiscal year is runs from July 1 through June 30. The annual operating budget maintains the community and does not change much from year to year. Safety is a priority, and aging amenities need attention. The largest expense each year is mowing the lawns about every 10 days all growing season. Removing fallen or hazardous trees is another major expense but varies considerably from year to year. Dues payments also go to making capital improvements such as paving the path along Headwaters Drive and the one to the footbridge and repairing broken concrete sidewalks by the Carrisa Lane townhouses.
- The HOA's books are reviewed every year by an outside accountant.
- Various small surpluses from different expense categories over the last few years and lower than normal tree maintenance expenses last year and so far this year allowed us to fund the leaf collection trial this past fall within the existing budget.
- Jay answered budget questions from the community:
 - We gave the police station near Giant a donation last fiscal year when the new addition was added because we keep working with GOCA and the county to increase police presence in Olney.
 - A suggestion was made to show reserve balances and interest earnings on the handout with the budget figures. We currently have over \$32,000 in a CD for emergencies and another \$7,000 in a money market account to provide a buffer for unexpected operating expenses. The townhouses have a separate reserve account with about \$5,400 paid for by their additional \$45 annual assessment for maintaining their parking spaces.
 - Current dues are not used for the reserve. It has been funded for some time.
 - A suggestion was made to save mailing costs by letting people choose to receive dues and meeting notices by email. This would require changes in the covenants, bylaws and rules that currently mandate that these notices are sent by mail.

Webmaster's Report: Marc Meltzer

- The website is easy and low in cost to manage.
- Mark asked members who are not receiving emails to go to the HOA website and look at the right side to sign up to receive emails. There is a desire to be able to share contractor recommendations on the website, but that requires a volunteer to oversee the postings.

2007 Board of Directors Activities

- Funds continue to build up to re-capitalize key assets. \$13,000 was added last year.
- New asphalt was applied to path along Headwaters Drive.
- The common area was inspected and maintained. A new bench was installed by the pavilion tot lot.
- The board worked with the county to replace stolen street signs.
- The board is interacting with the Montgomery County police to find the source of the spray paint vandalism on the bridge. Fingerprints were found on the paint can left behind.
- The Headwaters Drive entrance sign was improved and old plants were replaced.
- The board arranged for tree trimming of the county owned trees along Morningwood Drive and Headwaters Drive. Several of the pin oaks have a bacterial infection, and will eventually die.
- Lawns and selected trees were maintained and snow was plowed.
- There are ATVs and motorcycles along the pipeline that runs from 108 to the Pepco power lines. They are illegal, and the board requests that anyone who hears or sees these vehicles call 911 and notify the board.

GOCA

- A new mixed zone will result in a dramatic difference in our town center. However, the shopping center with Shopper Food Warehouse will not be changed any time soon because it was recently renovated.
- We need another GOCA delegate from our HOA.
- The 32 acre tract along Bowie Mill Road will be developed by Elm Street Developers. Moderately priced homes will be surrounded by market rate single family detached homes.
- The turn lanes on Route 108 are under study because of the accidents.

2008 Board of Director Objectives and Issues

- Continue maintenance of community – tot lots, footbridges, pavilion, and grassy areas
- A county plan to modify the Darnell-Skymist water retention facility to reduce water flow during storms, which will result in less flooding downstream, might be implemented this year.
- Home owners need to trim shrubs/trees that overhang paths and sidewalks, and the board will continue to contact those in violation.

Curbside Leaf Collection

- There was an overwhelming response to the leaf collection trial. The board and lawn company thought that 2 trucks and 2 days would be fine, but instead 16 trucks and 7 days were needed.
- If the county collected curbside leaves, the charge would be \$75/house. We are able to do it for about \$20/house. People need to put leaves out at the curb, not up in the yard.
- **Leaf collection vote results:**

Yes	No
162	58

Update with Jay’s collection from the mailbox

- Those who support curbside leaf pick-up liked how easy it was to remove the leaves from their yards. Those who did not support curbside leaf pick-up prefer to take care of their leaves themselves and did not like adding additional services that would increase dues.
- There are sufficient miscellaneous funds available, assuming no major unexpected expenses, to fund a leaf collection in 2008 with only a \$5 increase in dues. More effort will be made to improve notifications and reduce the amount of time leaves end up sitting on the curb. The issue will be discussed again next year.
- Trash collection discussion. People still want to reduce the number trash trucks coming down our streets. If the county collected our trash, the collection would be once/week, which would be environmentally preferable compared to twice/week. Many at the meeting would like the board to revisit this issue. When the board looked into this before, it found that there was an outcry against once a week pick-up. At the meeting, several felt that with the curb side recycling, people should not have as much trash, so once a week would be sufficient. To have twice a week pick-up, we can contract with a company as a community, but we found companies want 100% participation and a single bill and check. The cost of trash collection would be added to our dues – something many opposed before.
- Neighborhood watch was discussed. It was decided to be done informally by neighbors looking out for one another.

- Homeowners were asked to take pictures of stray dogs and report them to animal control and the board. Unleashed dogs on common property can be found to be a nuisance to the community by the board and the dog owner can be fined and/or have the dog removed.

2008 Board Members introduced and elected:

Don Beeson, Dennis Bourque, Dick Harris, Jay Feinberg, Julia Fryer, Nicole Lechner, Marc Meltzer, and Theresa Kyne Robinson

- A townhouse representative is still needed. Dennis Bourque will become the new board president.