

Olney Oaks Homeowners Association Board Minutes – May 18, 2011

The meeting was called to order at 7:30 p.m. by Jay Feinberg. The purpose of this meeting was to discuss the budget for the year beginning July 1, 2011 as required by Maryland Senate Bill 416 of 2010.

Present: Don Beeson, Jay Feinberg, Dick Harris, Cynthia Resnick, and Theresa Kyne Robinson

Public Comment: Cynthia Resnick expressed that the presence of trash cans and recycling bins in front of houses in Olney Oaks diminishes the overall appearance of the neighborhood and asked if we could enforce people to place those receptacles in garages or in backyards. Jay Feinberg responded that although it would improve the appearance of the homes, the homeowners association could not change that behavior but he promised to discuss the issue at a future meeting.

Treasurer's Report: Jay Feinberg Olney Oaks Treasurer Report

- The proposed budget for the fiscal year beginning 7/1/11 is the same as presented at the last meeting. Based on projected expenses, a budget of \$66,965 is proposed. This means there will be a \$10 per household increase in dues (\$155 for single homes and \$200 for townhouses). The proposed budget was unanimously approved.
- Drafts of the cover letter, budget page and newsletter were sent out for review. Jay will make copies this weekend and needs volunteers to prepare the mailing and put the letters in the mail on 5/31. Carolyn will handle the mailing.
- Status of dues payments: After a trial date of April 14 was set, our attorney received a check from Mr. Augustine on Shallow Brook to cover three years of unpaid dues and legal fees. Efforts are still underway to locate Mr. Choi, who owns a house on Headwaters Drive, so our attorney can proceed with a lawsuit to collect unpaid dues.
- Financial Report: As we approach the end of our fiscal year, we will stay within our total budget, but will exceed the budget in certain categories. Our tree maintenance expenses are already \$2,300 over our \$5,000 budget because of damages from the January blizzard, and there will be more tree expenses. Our long-term General Reserves CD matured on 4/17 and renewed for another 14 months.

The cost of removing at-risk trees varies each year and is quite overwhelming.

President's Report – led by Jay Feinberg due to Dennis Bourque's absence

- 1) Identical entrance signs will soon be installed at the Headwaters Drive and Morningwood entrances and later at the Queen Elizabeth entrance. The will be paid for after July 1, 2011.
- 2) The tree stump at the Queen Elizabeth entrance still remains, but the fallen tree has been removed.
- 3) Queen Elizabeth entrance – Removal of sediment by outflow pipes is needed; the sediment outflow is halfway up the pipe, and is therefore a breeding haven for mosquitoes. Dennis Bourque has promised to have his company dig out the sediment.

- 4) Recently reported issues
- Fallen branch at 4109 Shallow Brook
 - Dead tree and low branches behind 18107 Carrisa Way
 - Uncut grass at 4009 Shallow Brook
 - Uncut grass at 4312 Leeds Hall – Letter sent to owner of this rental property
 - Parking and basketball issues on Headwaters Lane/Drive

Regarding the last issue, a basketball hoop has been placed on the common area next to Cynthia Resnick's yard. Mr. Feinberg will ask Ms. Knight to send a letter to the family at the corner of Headwaters Lane, Headwaters Drive, and Morningwood stating that the hoop must be removed. Mr. Feinberg pointed out that the landscapers should inform the homeowners association about any structures placed on the common property, but they have not said anything about the hoop.

Handling of reported problems – We discussed dividing up between board members the responses to residents who report problems so as to alleviate the burden on those who most often respond.

Pavilion roof repairs – Theresa Kyne Robinson volunteered to look up reliable roofers on Angieslist.

Olney Oaks website status – The conversion of the website to the same WordPress blogsite software used by GOCA has not been finalized.

Sewer line access - WSSC requested permission to access sewer lines on HOA property.

County's new zoning laws related to parking, paving yards, home-based businesses were briefly discussed.

GOCA report – Ms. Robinson stated GOCA has been involved in land use and traffic issues, the first involving the Brookville Preserve developmental proposal at Georgia Avenue and Owens Road and the interest of Norbeck Montessori Day School in relocating from Rockville to Emory Lane and the second involving mainly the Intercounty Connector.

New business - None

Date for next regular meeting – Community Walk-Through in July

The meeting was adjourned at 9:00 p.m.