

Olney Oaks Homeowners Association Board Minutes – December 7, 2011

The meeting was called to order at 7:30 p.m. by Jay Feinberg.

Present: Don Beeson, Jay Feinberg, Dick Harris, Theresa Kyne Robinson, and Olney Oaks homeowners Andrea Cunningham and PJ Burnsky.

Public Comment: None

Treasurer's Report: Jay Feinberg

- Status of dues payments: After settling a lawsuit earlier in the year that we filed to collect unpaid dues, a homeowner on Shallow Brook again has not paid his current dues and has been turned over for collections. We will be placing a lien on the house. Another household on Shallow Brook was also turned over for collections, but then paid in full.
- We sued a homeowner on Headwaters Drive, to collect unpaid dues. He did not show up for the trial on November 3, 2011. The judge ruled in our favor. The court notified him of the judgment. He then had 30 days from the date of the judgment to pay, which he has not done. We can continue to try to collect the amount owed if we want to keep paying our attorney. We can also record the judgment in the Circuit Court, so if he performs any real estate transaction in Maryland, he will have to pay the judgment.
- Financial Report: We are under budget in all categories except for trees. Mostly due to damage from the past winter blizzard, the Board agreed to use funds from the Miscellaneous Ground Maintenance budget in addition to the tree budget to cover the required tree work. We have already spent \$9,350 on tree service.
- Frank Giordano, CPA reviewed the Olney Oaks books in November for the fiscal year that ended June 30, 2011. A signed letter was provided stating that the records were accurate and funds were used appropriately.
- Copies of the monthly checking account statement are provided to Don and Carolyn each month for their review.

President's Report: None due to Dennis Bourque's absence

Maintenance Issues:

- Entrance signs – Fall flowers were planted around both signs for \$110.
- Leaf removal outcome – Due to dry weather, the leaves were picked up over two days.
- Complaints about the bumpy sections of paths between 108 and Danube Lane – One resident's pine tree's roots are growing under the path. Jay will talk with the homeowners association's attorney. Don Beeson noted the same problem has occurred on Sandcastle Lane.
- Queen Elizabeth Drive entrance – Sediment needs to be removed by the outflow of culverts because water goes over the road in heavy rains, and in the summer it's a

breeding ground for mosquitoes. Jay Feinberg reported the problem to the county and is waiting for a status update.

- Dead tree and overgrowth at a house on Headwaters Drive – Jay Feinberg submitted a complaint, and the county cited the owner for many violations.
- Car without license plates at on Morningwood Drive – Don Beeson called the county, and it is no longer there.

July 31 Walk-Through Review:

- Three homeowners with trees overhanging path to power lines – Carolyn Knight contacted each homeowner and learned that one home has a new homeowner. Two of the three homeowners trimmed the overhanging branches. The third will need to be checked in the spring or early summer.
- Cracked concrete around drain by pavilion and path repairs – An animal dug under the concrete by the drain. Jay Feinberg said the cost for the concrete repair is \$250, and that the repairs will be done next year by Kenny Cohen.
- Tot lot mulch - Replacing the mulch in the tot lots will be included in the budget for the next fiscal year.
- Pavilion roof - Dick Harris reported that he contacted several roofing companies and was able to obtain three bids. He gave copies to Jay Feinberg for review. All the companies said the shingles were too brittle, so all the shingles need to be replaced rather than just replacing the missing shingles. Shingles are missing because kids get on the roof and pull them off. This will most likely be included in the budget for the next fiscal year. Don Beeson stated that we need to keep an eye on the condition of the roof because we don't want the structure to be damaged by water leaks. We might need to do temporary repairs or replace the roof this fiscal year.
- Snow Removal - We will only use U.S. Lawns, as necessary, to remove snow from sidewalks on HOA common property. We will no longer remove snow from bus stops. We will include information in the annual meeting mailing asking homeowners with lots by the bus stops and those who have kids who use the bus stops to work together to take responsibility for keeping the bus stops clear of snow.
- Annual Meeting - Jay Feinberg will prepare a draft cover letter and agenda for approval by the other board members. Carolyn Knight will assemble the mailing and put the letter in the mail on January 3rd.

Olney Oaks Website - No update

GOCA - No time for report

New Business – Problem with townhouse residents parking in visitor spaces

A letter will be sent notifying all townhouse residents that this is against our rules and that cars of violators will be towed at the owner's expense. Jay Feinberg will check with Dennis Bourque about this situation.

Next Meetings – The Annual Membership Meeting will be on January 24 at Belmont ES. Board meetings in 2012 will be held in March, May, September and December with specific dates to be determined. The walk-through will be in July.

The meeting was adjourned at 9:30 p.m.