

Olney Oaks Single Family Homeowners Association
Board Agenda
Meeting at Carolyn Knight's House
7:30 PM, September 13, 2012

Present: Don Beeson, Jay Feinberg, Dick Harris, Carolyn Knight, Matthew McGuire, Marc Meltzer, and Theresa Kyne Robinson

- I. Call to Order & Introductions
- II. Public Comments - None
- III. Treasurer's Report
 - Status of dues payments: The annual dues mailing was sent out on June 1st, with reminder letters sent out at the beginning of July and August. We are still owed dues by Ed Oswald (townhouse), Andrea Cunningham, Alan and Elizabeth Augustine, Margaret Nash, and James and Sandy Ho (now paid). If payments are not received by this weekend, they will be turned over to our attorney for collections. Mr. Choi at 18112 Headwaters Drive also has not paid the current year's dues and the amount the court ordered him to pay us for prior years and legal fees. In June, he filed for Chapter 7 bankruptcy, so we cannot attempt to collect anything from him, and the court award (and associated lien on his house) could be thrown out.
 - Financial Report: Our finances are in good shape. We have not yet paid for all the tree work and asphalt path repairs. For the pavilion roof repairs, \$7,430 was paid in the prior fiscal year. The remaining payment of \$4,017 was made in the current year. We also paid \$4,280 for replacing the cushioning mulch in the tot lots, which was below the budgeted amount of \$5,700, and an unplanned expenditure of \$2,346 for cleaning up damage from the June 29th storm (derecho).
 - We had to pay property taxes, the water quality protection charge, for four common area properties. The rate went up this year, so the total payment was \$353.13 compared to our budget of \$180.

Olney Oaks Total Account Balance
As of 09/12/2012

Account	Total
Assets	
<hr/>	
Bank and Cash Accounts	
OOHOACK 2011-2012 (checking account)	\$69,711.02
OOSFHOA Reserve.	13,583.29
OOSFHOA T-House	6,157.11
OOSFHOA-CD-2	<u>37,263.54</u>
Total Bank and Cash Accounts	<u>\$126,714.96</u>

IV. President's Report

This year the board has been active in addressing the problems of removing dangerous trees and addressing parking issues at the townhouse parking lot. Carolyn Knight thanked Matthew McGuire for becoming the townhouse representative and fixing the long standing problem of residents using the visitors' spaces for themselves.

V. Old Business

- 1) Townhouse Parking: Mr. McGuire said each of the 21 households has two parking spaces, but some families have more than two cars. Since most of these residents, with the exception of one female driver with three cars, are respecting the seven visitor spaces, they now park their extra car(s) in the no parking area by the tot lot. Ms. Knight recommends we call the police, and Mr. McGuire agreed to call the police using the non-emergency phone number.

Ms. Knight said the towing company G & G found an old contract with our HOA that had requested addresses for all the properties that may have to have cars towed from them. We agreed that if such a request was granted, it would only include the townhouse addresses.

2) Maintenance Review:

- a. Recreational Paths: Jay Feinberg shared that the path behind Calico Circle will have tree roots cut back and be patched, as will the path across from Headwaters Lane and adjacent to the pipeline that has been damaged by an oak tree. The path leading to and from the footbridge will also be repaired.
- b. Pavilion Roof Replacement: Dick Harris expressed appreciation for the quality of Lee Diaz's workmanship on the new pavilion. The roof has a five year warranty on workmanship and was stated to last for 25 years.
- c. Queen Elizabeth Entrance: When Jay Feinberg phoned the county recently, he was told the county's work for that entrance has been given top priority, but the June 29th derecho had delayed their other work. The estimate is for removing the wall and stone columns and planting four dogwood shrubs. We agreed to keep shrubs that are there.
- d. Mulching of Tot Lots: The tot lots were mulched with _____ to be up to code.
- e. Tree Maintenance: _____?

- 3) Trash in Woods: Carolyn Knight sent a letter to the resident on Shallow Brook Lane who had dumped bags of dog feces in the woods and gave him a deadline to remove them.

- 4) Bluebird Trails: Don Beeson said that bluebirds have been moving back into the area because of the trails and open air spaces. He has spoken with Debi Klein, co-owner of The Backyard Naturalist, who has offered a discount on bluebird boxes. The retail price is \$24/box. Don said that HOA board member Mike Nelson would be helpful in teaching us about the environmental needs of bluebirds because he used to work for the Audubon Naturalist Society. In the spring we must check to ensure nothing is living in the boxes.

Ms. Knight said we should decide the length of the trail. Don Beeson replied that the trail is one half mile long, and if the boxes are 200 yards apart, eight boxes will be needed.

Jay Feinberg pointed out that we would have to pay more to U.S. Lawns for trimming the grass around the base of each box and asked what season the boxes will be installed. Don Beeson will contact Ms. Klein at The Backyard Naturalist about the season.

VI. Olney Oaks Website Status

Marc Meltzer said he will contact Brenda England, owner of Red Letter Design, for an estimate on changing our website to a blog site. We have paid Go Daddy, a domain registering company, for a few years of service.

VII. New Business

1. Townhomes in disrepair: The problems include shifting foundations and malfunctioning spring doors.
2. Two homes with overgrown lawns: One yard is on Bilney Drive, and the other is a townhouse yard with one of the above problems.
3. Trailers on Darnell Drive and Headwaters Lane: There is a huge open trailer on Darnell Drive, but the two trailers on Headwaters Lane are now in each resident's driveway.
4. Streetlights: The light at Headwaters and Morningwood is not working; Ms. Knight has reported this to the county, but the county website that shows whether or not a task has been completed indicates no action.
5. Tree leaning onto Sandcastle: The sharply leaning tree is mostly over one woman's property. Ms. Knight passed around a map showing that the tree appears to be on private property rather than HOA property.

Ms. Knight said some trees have fallen into the creek at Shallow Brook Lane, and a tree by the footbridge was removed because it had no bark covering it.

Jay asked Mr. McGuire if any townhouse resident had commented on the tree work, and Mr. McGuire replied that some were concerned about the tree stumps and the need for lawn repair caused by damage from the tree removal.

6. Tree limbs hanging over recreational paths and sidewalks. There are tree limbs from 18146 Headwaters Drive hanging over the tot lot.
7. Jay: Upcoming activities and decisions to make:
 - a. The board selected Thursday, January 24th for the date of the annual meeting. Jay Feinberg will book the room.
 - b. U.S. Lawns has submitted a snow contract, but since it hasn't been snowing much, we will look at it closely.
 - c. The dinner meeting for the HOA board will be on November 1, 2012.
 - d. The board selected the weeks of November 12 and December 3 for leaf removal.

VIII. GOCA Report: Carolyn

1. Marc Elrich, the councilmember who first proposed the bus rapid transit (BRT) in 2008, stated that families living near the BRT should not have to pay \$500/household; there is money available. Our county is effective in getting developers to pay for environmental impacts.
2. A county judge has denied the sewer hookup request of the Wheaton Baptist Church at Emory Church Road.
3. The flashing light at Emory Church Road, installed for the businesses on the west side, will soon be working as a regular traffic light.
4. Striping is being considered for Doctor Bird Road.
5. Jay: There's a new light at Norwood and Doctor Bird Road.
6. The county controls the timing of lights to break up and slow traffic.
7. Olney Farmers and Artists Market:
 - a. Farm to Table Dinner – September 14, 2012
 - b. Chile Cook Out – was on July 4 this year but will be held in the fall in the future
 - c. Pie Baking – Summer
8. Olney Home for Life, the organization to enable the elderly to stay in their homes, now has 19 drivers.
9. Project Change has activities for teens.
10. The Goddard development on Morningwood Road is on hold because residents have concerns about traffic.
11. Olney Library: The Olney Town Center Advisory Committee has been working with the county to install pedestrian walkways?
12. GOCA has requested HOA newsletters.
13. The Olney Police Satellite Station received a state grant? of \$10,000, and \$6,000 additional was raised.

IX. Date for next board meeting – December 6 to plan for the annual meeting in January.

The meeting adjourned at 9:30.