



oakland mills
we value connections

Oakland Mills Community Association Village Board Meeting Minutes

The Other Barn ~ 5851 Robert Oliver Place ~ Columbia, MD 21045

Board Members: Bill McCormack, Jr., Co-Chair~ Ginny Thomas, Co-Chair ~
Jervis Dorton, AC Chair ~ Jonathan Edelson ~ Paul Verchinski
Tawania Williams ~ Kay Wisniewski
Reginald Avery, Columbia Council Representative

July 22, 2014

Regular OMCA BoD Meeting

Mr. McCormack called the regular meeting of the OMCA Board of Directors to order at 7:00 pm.

Present: Bill McCormack, Jr. Board Co-Chair; Ginny Thomas, Board Co-Chair; Jonathan Edelson; Paul Verchinski; Tawania Williams; Kay Wisniewski; Reginald Avery, CA Board; Sandy Cederbaum, Village Manager; Brigitta Warren, Event & Administrative Coordinator;

Absent: Jervis Dorton, AC Chair; Fred Eiland, Community Organizer

Also Present: Ernesto Diaz, Principal, Stevens Forest ES; Jeremy Scharfenberg, Energy Manager, Columbia Association; Paul Cole, Retrofit Baltimore; See Resident List

Opening of Meeting

Mr. Edelson motioned that the agenda for July 22, 2014 (ATTACHMENT "A") be approved. **Mr. Verchinski** seconded and the motion passed (6-0-0).

Ms. Thomas motioned to accept the minutes from July 22, 2014 (ATTACHMENT "B"). **Mr. Verchinski** seconded and the motion passed (6-0-0).

Resident Speakout

Ernesto Diaz, Principal from Stevens Forest ES was present to introduce himself. He asked the **OMCA Board** to help him make certain to let any new families know that now is the time to register for the new school year. Mr. Diaz asked if **Ms. Cederbaum** could please send a blurb with this registration request information. **Ms. Thomas** asked how the OMCA Board could help. Mr. Diaz responded that communication both ways, helping each other with events and working in partnership with each other. **Ms. Wisniewski** asked about the issue with the school crossing guard. Mr. Diaz said he is aware of the issue and will make some phone calls and try to apply some pressure. **Ms. Thomas** asked if the **OMCA Board** should write a letter about this issue to Councilman Calvin Ball. **Ms. Cederbaum** stated that the problem is there is funding for this position, but don't have the people to fill the position. **Mr. Avery** stated the required hours

are difficult hours. **Mr. Edelson** stated that the process to fill the position had begun, but had not been completed.

The owners of the Columbia Pharmacy were present to introduce themselves. On July 1st they celebrated their one year anniversary. They shared a couple of issues that they are currently having. **Mr. McCormack** recommended that they speak with Steven Whalen who is the owner of the professional building. **Ms. Thomas** asked if they had looked into using the vacant space adjacent to Food Lion? They stated that yes, they did, but it was too big. Steve Whalen, who they rent the property from currently, was friendly and accommodating of their needs. **Mr. Edelson** suggested putting a map at the office building or Village Center with a location of all of the businesses in Oakland Mills. **Ms. Thomas** asked if they knew where their customers come from. They stated that they are local residents, many with walking distance. They have reached out to the Johns Hopkins building across Stevens Forest to try and get more customers. **Ms. Thomas** asked **Ms. Williams** to follow up with some of the pharmacy security issues.

Columbia Home Energy Efficiency Upgrade Coop Program

Jeremy Scharfenberg, CA Energy Manager, was present to discuss Columbia Association's plan to educate the Columbia communities on how to be more energy efficient. He distributed a flyer with information regarding this program (ATTACHMENT "C"). Mr. Scharfenberg indicated as the Energy Manager of the Columbia Association, he has two main goals. The first is to work with CA's building portfolio to make our buildings as energy efficient and energy sustainable as possible. The other goal and the focus of why he is present at this meeting, is to actively engage the Columbia community in energy efficiency and sustainability as a whole. He has been working with this for the past two years and has taken a variety of steps to help the communities with energy efficiency. This spring, CA launched a program called the home energy efficiency upgrade. Mr. Scharfenberg introduced Paul Cole, from Retrofit Baltimore who is working with him on this project. BGE has launched a program that everyone in the State is paying into that is helping to have energy efficiency programs throughout the State and BGE gives this money back into the community in the form of light bulbs, energy credits. The program works where BGE subsidizes an energy audit for \$100. A contractor will come and perform an inspection on your home to check the efficiency of your home. They will then provide you with a document of any of the changes that they see needed to make your home most energy efficient. BGE will then cover half of the cost of your energy upgrades up to \$2000, provided you use one of their contractors on a provided list. This program did not take off as CA thought it would. CA is looking for ways to make this program more viable in the community. The three main components of making this happen is 1) CA sends out an energy advisor to see where there might be deficiencies; 2) gather together a pool of contractors that do work in this area and 3) achieving economies of scale, the more people who participate in the program, the more costs come down. CA launched this program in February in Harper's Choice village. They have also launched it in other villages. The first step is to get village Board members on involved. The Board members can serve as advocates and get the message out to the OM community. **Ms. Thomas** asked how many homeowners are needed to receive the additional 15% off of contractor services. Mr. Scharfenberg responded that each person equals 1% with the cap being 15%. **Mr. Edelson** asked if this was needed for each village. Mr. Scharfenberg responded that the figures were loosely based on village numbers. **Ms. Cederbaum** requested that Mr. Scharfenberg send her the wording and she will send out the information to the community. **Mr. Verchinski** asked how CA did outreach. Mr. Scharfenberg stated that first he comes to the village board and then hopes to have a community meeting. The village Listserv, monthly newsletters, street captains and word of mouth were used to promote the program. Resident Chuck Thomas stated he had gone to the community meeting for this program. In turn he had signed up to have the energy audit done at his residence. There are two parts to the program: the first is a quick energy checkup that is free and could get a 2% energy savings and the second is looking into doing higher energy efficiency for \$100, a service that is worth \$500. Mr. Edelson

suggested presenting the numbers to residents of how much money they can save using this program. He also stated that residents who join might be concerned that contractors will call their home. Mr. Scharfenberg stated that the program as a whole does not share customers' information. **Ms. Cederbaum** asked if customers get a list of contractors. Mr. Scharfenberg stated that the contractors that CA works with have agreed to reduce the cost of their services. **Mr. Verchinski** pointed out that Oakland Mills is an older village and some of the homes will never be energy efficient. Mr. Scharfenberg would like the **OMCA Board's** support and would like to hold a community meeting in Oakland Mills. **Mr. McCormack** stated that **Ms. Cederbaum** will send out information to all of communication lists. **Ms. Thomas** asked about the lights always being on in the CA Swim Center. Mr. Scharfenberg stated that the lights in the pool do not always work so it is required to keep the overhead lights on. **Mr. Avery** asked if this issue has been brought to the CA Board. Mr. Scharfenberg stated that the age of the pool makes it difficult to change. **Mr. Verchinski** asked if Mr. Scharfenberg was involved in solarizing CA properties. Mr. Scharfenberg stated that finding open space to utilize for this purpose has been difficult. **Ms. Cederbaum** asked if there were plans to put an electric carcharging station in Oakland Mills. Mr. Scharfenberg stated that there are currently 5 and they are looking for more spaces to put the stations. **Ms. Cederbaum** recommended the CA Ice Rink as it is a much utilized facility. **Ms. Thomas** stated the **OMCA Board** would get back to Mr. Scharfenberg regarding setting up a community meeting. **Mr. McCormack** invited Mr. Scharfenberg to participate in the Oakland Mills festival.

Board Co-Chair Remarks

Mr. McCormack had sent out an email regarding the 6 MIHU's that have come up for sale in Howard County. The developer is looking for an offsite location for these MIHU's. This developer had suggested perhaps putting 2 of these units in Oakland Mills and one in Long Reach. This developer had asked the County if these properties would suffice for MIHU requirements. However, because of CB18, the units most likely cannot be put in proposed spots because they are in a census block with 10% or more poverty. Resident John DiTimasso was present, who had attended the Housing Commission Advisory Board meeting, and clarified that at this meeting the Advisory Board was asked to give approval to take 6 MIHU's and move them someplace else. This was approved. The Advisory Board did not rule on where these units would be placed or specify that they would go in Oakland Mills. **Ms. Thomas** expressed her frustration that there were no questions from the Advisory Board to the developer asking why the units could not be put on the current building site. Resident DiTimasso stated that it seemed to him that a discussion that may have included that information took place at a previous meeting and would be available in the meeting minutes. Resident DiTimasso stated that he is having a meeting at his house tomorrow, 7/23, for people who have expressed an interest in monitoring the Howard County Housing Board. **Ms. Thomas** stated that if Oakland Mills is even being considered as a location for some of these MIHU's, OM should have an answer to the questions why these units cannot be kept on site. She asked Resident DiTimasso if he had seen this information in the previous meetings minutes. Resident DiTimasso stated that it seemed to him that this particular property has been the source of many issues throughout the years. **Ms. Thomas** stated she was unaware that this property was already in existence. Resident DiTimasso stated that some of it had already been built, but it is not complete. **Mr. Edelson** expressed concern that why if there is property available the sites shouldn't be put on that

property. He stated that the idea behind the MIHU legislation is that you make the room where new property is being developed in the County. In this particular case, CB18 may have stopped those MIHU's being put in Oakland Mills, but have it be another part in Oakland Mills in a different census block, the legislation will not help. **Ms. Thomas** stated that these questions should be brought to Councilman Ball. **Ms. Thomas** asked if this developer owns property in Shadow Oaks and if so does Shadow Oaks fall into that census block. Resident DiTimasso stated that yes, this developer owns property in Shadow Oaks, but it does fall into the census block. **Mr. Edelson** asked for clarity of what the lines of the census block are. Resident DiTimasso stated that Tom Carbo, Director of Howard County Housing, did state that Oakland Mills would not be affected by the MIHU's. **Ms. Thomas** asked about other properties this developer owns in Oakland Mills. **Ms. Cederbaum** clarified that the developer's name is Barry Metha and he has owned property in Oakland Mills, but not sure if he currently does. **Mr. Verchinski** stated that Shadow Oaks may not have qualified because it may not have been the proper unit size. He stated that there are other factors that come into consideration. **Ms. Thomas** stated that the big question is why this developer is being allowed to move his units to another site in the County. It should be disclosed in the previous meeting minutes. **Ms. Wisniewski** stated that the rationale should be a matter of public record. **Ms. Thomas** asked if **Mr. Eiland** was available to research this case and get some answers. **Ms. Cederbaum** stated that **Mr. Eiland** is currently away. **Mr. McCormack** stated that the **OMCA Board** should contact Tom Carbo and ask him if the information is available in the minutes and if it is not available, why not. **Ms. Thomas** suggested cc'ing Councilman Ball and County Executive Ken Ulman. **Mr. McCormack** stated that the OM Housing Committee meets tomorrow, 7/23, and has three and a half pages of recommendations to give to Howard County, which includes the abolishment of the fee in lieu program and alternative compliance. **Mr. McCormack** stated that Councilman Ball had sent an email stating that there will be a presubmission hearing on August 6th at 6pm at Meeting House regarding the Mill Haven Lots 5, 6, and 7. **Mr. Verchinski** provided background information. Three houses are being built on one flag lot on Sohaph Lane off of Oakland Mills Road where there was one rancher. They are all outparcels. **Mr. McCormack** stated it might be educational for the **OMCA Board** to attend the meeting. He stated it will not affect OM directly, but may affect our schools as children in that area are slated to go to Talbott Springs ES. **Mr. McCormack** stated that after the election, the County Council will be reviewing New Town Zoning. **Mr. McCormack** spoke with an individual from the group Advocates for Affordable Housing and this individual stated that they will be working on getting together to have a mandate for subsidized housing in New Town Zoning. There currently is no mandate for subsidized housing in New Town Zoning. Currently, 83% of subsidized housing is in Columbia and 80% of Section 8 housing is in Columbia. Columbia has only 40% of the total population of Howard County. **Mr. McCormack** suggested working with the other villages of Columbia, specifically the four older villages, to stop the mandating of subsidized housing in New Town Zoning. **Ms. Cederbaum** stated that possibly if the requirement is made in New Town Zoning, Oakland Mills may have already met the new requirement and the subsidized housing will be disbursed throughout Columbia, outside of Oakland Mills. **Ms. Thomas** stated that Dorsey's Search Village is not part of New Town Zoning. **Mr. Edelson** requested that the **OMCA Board** find out what is part of New Town Zoning. **Mr. McCormack** relayed a conversation he had with Tom Carbo regarding the possible new mandate. Mr. Carbo stated the bill would have to be handcrafted to exclude those villages that already have more than what would be the new

requirement for subsidized housing. Mr. Carbo stated this would be difficult to do. **Mr. McCormack** stated that if this exception is not part of the new legislation of New Town Zoning, there will be much opposition. **Ms. Thomas** asked why they are dealing with New Town Zoning to begin with. There currently is no requirement in New Town Zoning for subsidized housing so why do the new developments that are part of New Town Zoning have to deal with it, specifically with the Kimco property in Wilde Lake. **Ms. Thomas** stated that she felt there was a lot of inconsistency occurring and felt it might be beneficial for OM and the other village boards to hire a consultant to look into this issue and help us get the answers to some of our questions. **Mr. Edelson** stated that it is also important to understand the new proposed legislation. **Mr. McCormack** stated that he feels the **OMCA Board** should make their statement clear that they are against any requirement for subsidized housing. **Mr. Edelson** stated that he would like to know more details regarding the proposed legislation before forming a position. **Mr. McCormack** discussed a migration strategy regarding moving subsidized housing from Oakland Mills to River Hill. **Ms. Wisniewski** motioned that the co-chairs explore the possibility of hiring a housing consultant to explore these issues. **Ms. Thomas** seconded and the motion passed (6-0-0). **Mr. Verchinski** suggested the possibility of doing away with New Town Zoning. What is the New Town Zoning doing for Columbia? **Ms. Wisniewski** stated that the purpose of New Town Zoning was for Jim Rouse to put together Columbia and Columbia is now built. **Mr. McCormack** asked if the New Town Zoning areas would easily be changed into new zone requirements. **Mr. Edelson** stated that having New Town Zoning vs. not having New Town Zoning should also be explored.

Managers' Report

Ms. Cederbaum distributed her report (ATTACHMENT "D"). She asked for Board members who had not signed the Fiduciary Responsibility and Conflict of Interest forms distributed at the first Board meeting in May, please do so. She stated that an adjustment had to be made on the FY14 Year End Financials that had been submitted to CA, Mr. McCormack will sign the revised report. **Ms. Cederbaum** discussed an incident that had occurred at a wedding over the weekend. **Mr. Verchinski** stated that he had looked for the checklist of possible covenant violations that residents could have on the website and did not find it. **Ms. Cederbaum** stated that she will look into if such a checklist exists and what other villages do regarding this.

CCR Report

Mr. Avery stated that at last week's CA Board meeting Symphony Woods was discussed and the vote was (6-4) to proceed with the Inner Arbor Trust plan. The letter submitted by the **OMCA Board** was read at meeting. The Inner Arbor Trust did request more money for their project. Michael McCall will come back to the CA Board to discuss changes Howard County has asked him to make. **Mr. Avery** stated that he felt that Bill Woodcock and other blog writers from this village were very unprofessional in their approach and were very adamant about going against the plan.

Mr. Avery announced that on 7/23 at 10am, the groundbreaking ceremony for Haven on the Lake will take place. The CA Board did provide an additional \$1.6 million to continue this project as originally planned. **Mr. Avery** voted for these funds as he felt that individuals bought

memberships based on what was proposed to be there and the plan should be finished the way it was advertised.

He announced that there will be a CA Board meeting this Thursday, July 24 at 7:30pm.

CO Report

Mr. Eiland's report was distributed. (ATTACHMENT "E")

Events and Programs Update

Ms. Warren distributed a list of upcoming events and their status (ATTACHMENT "F").

Committee Reports

Ms. Williams stated she is waiting to hear back from emails she had sent.

The meeting was adjourned at 9:18 pm.

Respectfully submitted: Brigitta Warren, Event and Administrative Coordinator



**Oakland Mills Community Association
Village Board Meeting AGENDA**

The Other Barn ~ 5851 Robert Oliver Place ~ Columbia, MD 21045
Board Members: Virginia Thomas, Co-Chair ~ Bill McCormack, Co-Chair,
Jervis Dorton, Architectural Committee Chair ~ Jonathan Edelson
Paul Verchinski ~ Tawania Williams ~ Kay Wisniewski
Reginald Avery, Columbia Council Representative

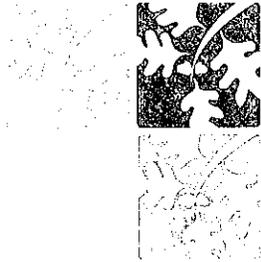
July 22, 2014

Oakland Mills Board Meeting

- 7:00 p.m. Opening of meeting**
 - Approve the agenda and for tonight's meeting
 - Approve the minutes from the July 8, 2014 meeting
- 7:05 p.m. Resident Remarks**
- 7:15 p.m. Columbia Home Energy Efficiency Upgrade Coop Energy Program Presentation,**
Jeremy Scharfenberg, Energy Manager, The Columbia Association
- 7:45 p.m. Board Co-Chair Remarks,** Ginny Thomas, Bill McCormack
 - Off-Site MIHUs in Oakland Mills
 - Mill Haven Lots 5 - 7 development
- 7:55 p.m. Manager's Report,** Sandy Cederbaum
- 8:05 p.m. CCR Report,** Reginald Avery
- 8:15 p.m. Community Organizer Report,** Fred Eiland
- 8:25 p.m. Events and Programs Update:** Deer Information Program, Pool Party, Festival, Lively Arts
- 8:35 p.m. Committee Reports**
 - Architecture Committee,** Jervis Dorton
 - Safety Committee,** Tawania Williams
- 8:40 p.m. New Business**
- 8:45 p.m. Board Bulletin Board**
- 8:55 p.m. Adjourn**

Upcoming Events:

- August 6, Pool Party, Talbott Springs Pool**
- August 7, Deer Information Program**
- Sept. 17, BOE Candidate's Forum**
- Oct. 5, Jazz in the Mills, Janine Gilbert Carter**
- Oct. 11, OM Cultural Arts Festival**
- Oct. 24, Lively Arts for Little Ones, First Show**



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Tawania Williams ~ Kay Wisniewski
Reginald Avery, Columbia Council Representative

July 8, 2014

Regular OMCA BoD Meeting

Mr. McCormack called the regular meeting of the OMCA Board of Directors to order at 7:06 pm.

Present: Bill McCormack, Jr. Board Co-Chair; Ginny Thomas, Board Co-Chair; Jervis Dorton, AC Chair; Jonathan Edelson; Paul Verchinski; Tawania Williams; Kay Wisniewski; Brigitta Warren, Event & Administrative Coordinator; Fred Eiland, Community Organizer

Absent: Sandy Cederbaum, Village Manager; Reginald Avery, CA Board;

Also Present: See Resident List

Opening of Meeting

Ms. Wisniewski motioned that the agenda for July 8, 2014 (ATTACHMENT "A") be approved.
Mr. Verchinski seconded and the motion passed (6-0-0).

Mr. Verchinski motioned to accept the minutes from June 24, 2014 (ATTACHMENT "B").
Mr. Edelson seconded and the motion passed (6-0-0).

Resident Speakout

Froydis Beckerman commented on what a terrific job the Bridge Columbia group did with the July 4th event. She suggested that County Executive Ulman assign county funds towards the bridge upgrade rather than towards Route 108. She indicated she was told she could not complain about her neighbor's properties. She stated she felt the blog written by Bill Woodcock was "despicable." **Mr. Dorton** stated that there are no County funds allocated for Route 108. He also stated that the covenant process relies on complaints from residents, that is what it is based on. Resident John DiTimasso stated that if a complaint is made that is an opinion, it is not necessarily a covenant violation and it cannot be enforced. Resident Beckerman stated the complaint was about dead trees. Resident DiTimasso stated that it could possibly not have been a violation of the covenants.

Resident Doris Morgan, a member of the Housing Committee, has been pleased with the Housing committee meetings and what the group is accomplishing. She would like to see a campaign to bring young professionals to Verona and to Oakland Mills. She suggested different incentives to encourage young professionals and their families to reside in Oakland Mills. **Mr. McCormack** stated if this campaign proposal is brought to the Oakland Mills Task Force, an effort will be made to set it in motion.

Resident Peggy Skaggs stated that she is not in favor of a village wide property to property inspection. She feels it is a waste of village resources and if the goal is to attract young families to Oakland Mills, this inspection may detract them.

Resident Levonna Shephard stated she is in favor of a property to property inspection. **Mr. McCormack** stated that when this inspection was done in the past, the inspectors went through training and observed the properties from the sidewalk adjacent to the property. Resident Shephard stated she did not feel that this type of inspection is threatening. She stated she thinks our current system is negative in itself. She asked if other villages have this type of inspection. **Mr. McCormack** stated that the Village Board is in the process of finding that out. Resident Shephard described an incident in the Oakland Mills village parking lot that took place on a Friday night in the last month where she did not feel safe.

Resident Werner Gruhl stated that people are not taking care of their properties. There used to be a checklist of violations and guidelines and it used to be on the Oakland Mills website.

Resident Barron Holmes stated he has made complaints regarding some properties for one year and nothing has been done. He stated he is unable to find the Guidelines. Are there guidelines?

Mr. McCormack stated there are Architecture Guidelines. Resident Holmes stated he does not know where they are. **Ms. Warren** clarified where the Architecture Guidelines are on the new website as well as the rest of the covenant documents. **Mr. Verchinski** asked if Resident Holmes currently had an application out now. Resident Holmes stated yes. **Mr. McCormack** stated that Resident Holmes should speak with **Mr. Dorton**, Architecture Chair, after the meeting.

Resident Phil Engelke stated that having an official checklist of violations would make it a neutral process. He stated that coming to his neighborhood, he would not feel welcome.

Resident Evelyn Tanner stated that her street looks wonderful. All of her neighbors work together.

(**Ms. Thomas** arrives).

Resident stated that some of the issues might be health department issues as opposed to covenant issues. Resident stated he has contacted the HC Health Department regarding various issues and they came out the next day. Resident stated that she was very happy with all of the people who came out to Oakland Mills to watch the fireworks on the 4th of July. This should encourage an active push for the improvements of the Bridge.

Mr. McCormack stated that Oakland Mills' new website will have the minutes from all of the OMCA community meetings. Any suggestions for the website should be sent to **Sandy Cederbaum**. He stated that covenants are part of the deed when you purchase your home. The process is currently complaint driven. He explained the current process. He stated that during the first Board meeting, **Mr. Verchinski** was appointed to work with the Covenant Advisor on this process.

Covenant Issues

Report read and submitted by Mr. Verchinski:

"OUTLINE FOR COVENANT DISCUSSION ON JULY 8, 2014

THE FOLLOWING ARE MY PERSONAL OPTIONS FOR CONSIDERATION AFTER DOING RESEARCH SINCE APRIL.

1. LOT OF THOUGHT, VISITED HR, RH, AND WL AND SPOKE TO COVENANT ADVISORS, I FREELY ADMIT MY BIAS THAT ENFORCEMENT AND ITS POSITIVE RESULTS ARE SPOTTY IN MY OPINION IN OM. HR USES A NO NONSENSE REVIEW ON VIOLATIONS WITH A SET SCHEDULE, COVENANTS INCIDENTALLY WERE OK'D BY THE US SUPREME COURT BACK IN THE 1890'S. COURSE PLACED COVENANTS ON ALL OF OM ASSUMING THAT WE WOULD HAVE PETER PAN HOUSING (NOTHING EVER GETS OLD) AND FOLKS WOULD AUTOMATICALLY MAINTAIN THEIR PROPERTIES,
2. DECIDED TO APPROACH COVENANTS SIMILARLY TO ENV IMPACT STATEMENT WHICH I HAVE DONE; NO BUILD, AND BUILD AT THE 2 EXTREMES
3. SIMILARLY THE NO BUILD WOULD BE TO CONTINUE THE CURRENT COMPLAINT PROCESS EXPECTING A DIFFERENT OUTCOME; I'M REMINDED OF THE SAYING THAT REPEATING WHAT YOU'VE DONE AND EXPECTING A DIFFERENT OUTCOME IS THE HEIGHT OF INSANITY.
4. THE BUILD ALTERNATIVE IS TO DO A 360 DEGREE EVAL ON ALL PROPERTIES JUST AS WE ON THE BOARD WERE REQUIRED TO HAVE. FAIR IS FAIR IN MY VIEW, IF WE HAVE TO DO IT SO SHOULD EVERYONE ELSE.
5. ACTUALLY I WOULD PROPOSE A DIFFERENT NO BUILD ALTERNATIVE SINCE THE CURRENT APPROACH IS ONLY marginally working; CONTINUE THE RAC AND DITCH THE COMPLAINT VIOLATION PROCESS. TURN DEB'S JOB INTO A PART TIME POSITION AND ELIMINATE TOM'S POSITION. DEV WOULD ONLY HAVE TO DEAL WITH RAC SUBMISSIONS. WHY SHOULD WE DO THIS? LET'S LOOK AT WHAT CURRENTLY HAPPENS; A PROPERTY IS FALLING APART, GOES THRU OUR PROCESS, GETS REFERRED TO CA AND CA GETS LEGAL JUDGEMENTS. WHAT DOES CA DO? THEY CUT GRASS AND NOTHING ELSE. WE HAVE A CASE IN POINT AT 5456 THUNDERHILL ROAD THAT HAS BEEN A BLIGHT PROBLEM FOR 6 TO 7 YEARS. CA PER ARTICLE 6 OF THE COVENANTS SAYS AND I QUOTE ' SHALL HAVE THE RIGHT TO ENTER UPON THE LOT IN QUESTION AND TO REPAIR, MAINTAIN, REPAINT, AND RESTORE THE LOT OR SUCH IMPROVEMENTS, ETC" NONE OF THIS IS DONE FOR THE EGREGIOUS VIOLATORS SO WHY BOTHER? WE ARE SPINNING OUR WHEELS AND BESIDES CA DOES NOT WANT TO INITIATE COVENANT LITIGATION.
6. ANOTHER ALTERNATIVE WOULD BE TO DO A LOT EVAL FROM THE STREET AND WE DO HAVE MONEY TO DO THAT SINCE THERE IS ABOUT \$81,000 IN THE CONTINGENCY FUND.
7. I'M SURE THAT OTHERS HERE CAN COME UP WITH OTHER ALTERNATIVES.
8. BEFORE I FINISH I WOULD LIKE TO GET A RULING FROM THE CHAIR SINCE I WAS TOLD BY DEB THAT I COULD NOT VIEW ANY LOT FILES. I WAS ATTEMPTING TO GET A HANDLE ON HOW OFTEN WE TYPICALLY SEND NOTICES, ETC AND HOW LONG THIS PROCESS IS TAKING FOR INDIVIDUAL PROPERTIES. I AM A DE FACTO MEMBER OF THE AC, APPARENTLY, DEB VIEWS MY MEMBERSHIP AS UNIMPORTANT. APPARENTLY, PREVIOUS BOARDS HAVE EXERCISED NO OVERSIGHT AND JERVIS STATED TO ME THAT HE TAKES NO INTEREST IN VIOLATIONS AND LEAVES ALL TO DEB. THERE IS NOTHING ANYWHERE THAT SAYS I CAN NOT SEE THE LOT FILES. THIS IS PARTICULARLY PERPLEXING TO ME SINCE AS DEB TOLD US THE COVENANTS ARE THE MOST IMPORTANT THING WE DO. BASED ON ARTICLE 7 OF THE COVENANTS THAT STATES "EACH INDIVIDUAL MEMBER OF THE AC SHALL BE AUTHORIZED TO EXERCISE THE FULL AUTHORITY GRANTED TO THE AC", I ASK YOU TO RULE THAT I HAVE FREE AND UNFETTERED ACCESS TO ALL LOT FILES FOR OM AS LONG AS I AM ON THE BOARD/AC. I HAVE ONE MORE ITEM AFTER YOU GIVE YOUR RULING THAT DEALS WITH COVENANT VIOLATION REPORTING.

9. I'M GOING TO PASS OUT A PAGE WITH ITEMS THAT WE ALL AGREED ON NEED TO BE IN A REPORT AT EVERY MEETING OF THE BOARD. DEB CAN PROVIDE THIS IN A SPREADSHEET. I WOULD LIKE TO PUT A MOTION ON THE TABLE TO ADOPT THAT PAGE OF ITEMS AND DIRECT DEB TO PROVIDE THAT INFORMATION AT EACH BOARD MEETING AT LEAST 3 DAYS BEFORE THE MEETING SO THAT THE BOARD HAS TIME TO REVIEW IT."

Some of the points that were brought forth during Mr. Verchinski's report were as follows: **Mr. McCormack** asked for clarification. **Mr. McCormack** asked **Mr. Dorton** if this is the case. **Mr. Dorton** stated that he did not understand it that way. He stated he is focusing on other issues that are of equal importance. **Mr. McCormack** stated that he and **Ms. Thomas** will look through the documents being discussed. **Ms. Thomas** stated that it is unfortunate that the Covenant Advisor is not present and stated there was a miscommunication, possibly on her part. **Mr. Dorton** stated that CA tends to discourage covenant advisors to push cases to CA. **Ms. Thomas** stated she met with the Village Manager of Hickory Ridge and Hickory Ridge is going to push the cases through to CA. She stated that she gets the sense Hickory Ridge is atypical. **Ms. Wisniewski** stated that Hickory Ridge is a much newer village and a more affluent village. **Ms. Thomas** responded that with that being said, if for example, 20 houses are a problem; 10 because of economics, then that will be dealt with. **Ms. Wisniewski** asked if the cases had to be brought to CA or is OMCA allowed to pursue by ourselves. **Ms. Thomas** stated she was not sure. **Mr. Verchinski** stated that yes we can. **Mr. Verchinski** distributed a sheet of items that he would like provided by the Covenant Advisor. (ATTACHMENT "C") A resident asked how multi units are addressed. The condo association has one set of covenants that has to be followed but Oakland Mills has covenants that have to be followed as well. **Mr. Dorton** stated that it goes to the condo homeowner association first for review and then is brought to Oakland Mills. **Ms. Thomas** stated she believes a resident can call in a complaint and remain anonymous. **Mr. Verchinski** stated that the violation address would be listed. **Mr. Edelson** stated he only sees a "yes" or "no" on the form. **Ms. Thomas** stated that she is okay with the Covenant Advisor having two sets of books, one with the complainant's name so the Covenant Advisor can follow up, and one with name not available to the public. Resident Engelke suggested assigning a case number so no names are attached. **Mr. Dorton** stated that he does not think the spreadsheet needs to be reviewed every two weeks, but rather once a month. **Mr. Verchinski** responded that is why he would ask the report to be submitted 3 days in advance. If there is nothing that needs to be discussed, then nothing is discussed. **Mr. Edelson** stated that it does not need to be a discussion every month. **Mr. McCormack** stated a report could be generated and shared electronically with the **OMCA Board**, three days in advance of the Board meeting. **Mr. Verchinski** stated that the form could be modified as time goes on. **Mr. Edelson** asked if the Board wanted a section on the form to address outside agency complaints. **Mr. Verchinski** stated that this form just deals with covenants. **Mr. McCormack** stated that there could be an additional column for county code violations. **Ms. Thomas** stated she would like the same sort of report from the Village Manager as to what she is hearing every day. This will give the Board a picture of what is going on in the Village. **Mr. Verchinski** stated that when someone calls in to complain, it is registered as a complaint until it is verified a violation by **Ms. Bach** or **Mr. Dudek**. A discussion of form wording took place. **Mr. Edelson** stated that the form should be to keep up on violations and not to keep tabs on **Ms. Bach**. **Mr. McCormack** stated that the **OMCA Board** would ask **Ms. Bach** to periodically go back and follow up with complaints. Resident Engelke stated that the case assigned number could be used. **Mr. McCormack** asked if the resident is asking if the database could be open to the public. Resident Engelke responded, yes. Resident Skaggs stated she had made complaints and heard back from **Ms. Bach** the same

day. **Mr. Edelson** seconded the motion regarding the use of the distributed form. The motion passed (7-0-0).

Mr. McCormack stated that due to time the discussion regarding a complaint driven process or a street review will take place. **Mr. Verchinski** stated that he does not believe our current system is working. **Ms. Thomas** stated that it is up to the **OMCA Board** and the Covenant Advisor to get something done. **Mr. McCormack** stated he will not rest until OMCA gets much better compliance. **Mr. Edelson** stated that all properties who own land in Oakland Mills should adhere to the same standards so residents will know all are being held accountable.

Symphony Woods Discussion

Mr. McCormack requested that the **OMCA Board** develop a formal position regarding Symphony Woods to present to the CA. Resident Barbara Russell was present and distributed a handout with her account of what occurred regarding Symphony Woods. (ATTACHMENT "D") She requested residents attend the CA Board meeting on Thursday, July 10th to see what the CA Board has to say. She also urged the OMCA Board not to go forward in granting more funds to the CA for this project. **Mr. Verchinski** stated that based on **Mr. Avery's** email, does the **OMCA Board** want to support Cy Paumier's original plan, Michael McCall's proposal or a combination of the two. **Mr. Verchinski** made a motion that the OMCA Board support the original plan that was put forth to the CA Board. **Mr. Dorton** seconded the motion. **Mr. Verchinski** stated he was at the CA Board meeting when everything took place. He stated he did not understand the way it happened and felt it was a "travesty." **Mr. Dorton** stated he was there as well and he too was "stunned." He would like to see the original plan implemented. He does like some of the ideas the Inner Arbor Trust is proposing such as the café and pavilion. **Mr. Verchinski** stated that every city has to have a "green space;" McCall's plan is totally inappropriate for Columbia. **Mr. Edelson** stated the **OMCA Board** should call for a proposal that is realistic; call for more accountability from the McCall plan. **Mr. Edelson** asked if the **OMCA Board** was still able to make a vote on one of the plans and have it make a difference. **Mr. McCormack** stated that his understanding is that nothing is a done deal. **Mr. McCormack** stated that he thought it was a good process. Plan A allowed for a lot of resident input, Plan B happened very quickly. He suggested CA put both plans under the microscope and see if components of both plans can be used. **Mr. Edelson** discussed the process in which everything was handled. **Ms. Wisniewski** stated she was concerned over Item 12 in Resident Russell's letter. It would be okay for CA to contract out the land, but CA should maintain control. **Mr. Verchinski** suggested putting forth multiple motions. **Ms. Thomas** suggested breaking it down into smaller issues: 1) CA should acquire the land back; 2) CA should regain control of the trust; 3) ask CA Board to have a public hearing so they can speak and come up with a Plan C; 4) decide on the name. **Mr. Dorton** stated that CA Board members will be discussing the Inner Arbor Trust submitting plans to the County without CA's approval at Thursday, July 10th, Board meeting. **Ms. Wisniewski** stated that she would endorse that the Inner Arbor Trust must get approval before any changes are made to the plan. **Ms. Thomas** asked if **Mr. Verchinski** would like to withdraw his motion. **Mr. Verchinski** stated he does not want to withdraw his motion. **Ms. Thomas** stated she is concerned with being locked into supporting only Plan A as other members of the **OMCA Board** have stated they support parts of Plan B. **Mr. Verchinski** stated one plan had a process and the other did not. He would like Plan A to be the basis of the park. Resident Russell stated Plan B is a moving target meaning all of what was proposed is now gone. **Ms. Thomas** would like the CA Board to allow resident input. Resident Russell stated that CA

only has control of changes that will be made, but they do not have liability. **Ms. Thomas** stated that some issues need to be resolved by the CA before a decision regarding Plan A or Plan B can be made. **Mr. McCormack** stated that there is currently a motion on the table. **Ms. Thomas** stated she is not comfortable voting for the current motion. **Mr. Verchinski** moved that **OMCA Board** approve the original plan created by CA. **Mr. Dorton** seconded. **Ms. Thomas** asked to amend the current motion to include "the CA Board have a streamline charette that would include Plan A and Plan B in a public process and the CA Board would come up with Plan C." **Ms. Wisniewski** seconded. A discussion regarding the amendment took place. A vote was taken on the amendment (5-2-0). A vote was taken on the amended motion and the motion passed. (5-2-0).

Ms. Thomas motioned that CA maintains ownership of the land known as Symphony Woods. **Mr. Verchinski** seconded and the motion passed (7-0-0).

Ms. Wisniewski motioned that CA act immediately to regain control of the Inner Arbor Trust Board through a voting majority in conformance with the proposal approved by the CA Board in February, 2013. **Ms. Thomas** seconded and the motion passed (7-0-0).

Ms. Wisniewski motioned that CA retain the current name of Symphony Woods. **Ms. Thomas** seconded and the motion passed (7-0-0).

Mr. McCormack motioned that CA exercise its right to approve any material and/or substantive changes before plans are submitted to Howard County for approval. **Mr. Dorton** seconded and the motion passed (7-0-0).

CO Report

Mr. Eiland's report was distributed. (ATTACHMENT "F") **Mr. Eiland** stated that the Street Captain program needs to be revitalized. He suggested more **OMCA Board** participation. He also requested more **OMCA Board** input for the monthly newsletter.

The Community Health Fair had 14 vendors and 42 individuals were in attendance. He proposed to change when the Health fair is held, possibly to September, or it could be attached to another community event. **Mr. Eiland** asked for approval to have the Back to School bash in August. The Board approved. **Mr. Edelson** suggested having committee chairs contributing committee news for the newsletter. **Ms. Thomas** stated that committee reports go out in an email. She asked for a list of names of street captains and what streets are covered. She also requested to know which street captains are currently active. She would like to know the cost of the program to see if it is worthwhile. **Mr. Dorton** stated that his wife volunteers as a street captain. He likes the direct connection between the **OMCA Board**, residents and street captains. Resident Skaggs stated that people get so many emails; it is nice to have a paper copy of what is currently going on in Oakland Mills; there is a lot of value to it. **Ms. Thomas** asked **Mr. Eiland** to research items listed on distributed sheet (ATTACHMENT "F").

Committee Reports

Mr. Edelson asked about committee reports. **Ms. Thomas** stated that the Education and Housing committee reports should be given at the Task Force meetings and the Safety and Architecture committee reports should be given at the Board meetings. **Ms. Wisniewski** asked where safety incidents get reported. **Mr. Eiland** stated that there is a security guard on duty in the village center. **Ms. Williams** stated she sent an email to Officer Pickett regarding the

incident in the Food Lion the resident reported earlier in the meeting. **Ms. Thomas** explained Safety Officer process.

Mr. Dorton stated that he has been working with the **RAC** and **Ms. Bach** and they have a great team.

Ms. Thomas stated there is a Task Force meeting on Tuesday, July 15, 2014 at 7:00pm.

The meeting was adjourned at 9:49 pm.

Respectfully submitted: Brigitta Warren, Event and Administrative Coordinator

Columbia Home Energy Efficiency Upgrade Co-op ENERGY PROGRAM

Learn about the additional rebate exclusively for the Columbia Energy Co-op

YOUR HOME IS LEAKING ENERGY

The Columbia Association has partnered with Retrofit Baltimore to implement a home energy efficiency upgrade cooperative in the Columbia Community. Retrofit Baltimore will guide you through each step of the energy improvement process and ensure you receive quality work from a vetted contractor. Community members will also benefit from a bulk rebate by purchasing these services together. This is in addition to Baltimore Gas and Electric (BGE) Home Performance with ENERGY STAR® rebates. Please visit www.retrofitbaltimore.org/columbia to sign up today!

Contact your Energy Advocate, Paul Cole, at (410) 929-6257 or by email at pcole@retrofitbaltimore.org to get more information or to sign up.

Easy

- Free step-by-step guidance from your personal Energy Advocate
- A one-time basement-to-rafters Home Performance Energy Audit from a contractor pre-screened and vetted by Retrofit Baltimore

Affordable

- Home Performance Energy Audit discounted from \$400 to \$100
- Take advantage of a 50% off rebate of the cost of your work from BGE, up to \$2,000
- Lower your utility bills by an average of 20%
- Exclusive rebate for the Columbia Home Energy Efficiency Upgrade Co-op, up to an additional 15%

Comfortable

- Fewer drafts and hot/cold rooms
- Peace-of-mind knowing mold and carbon monoxide issues have been addressed
- Confidence of working with a trusted non-profit organization advocating on your behalf



Home Energy Savings in **Your** Comfort Zone.



Civic Works Inc.
Baltimore's Service Corps

Community Energy Program ***Columbia Home Energy Efficiency Upgrade Cooperative***

What: The Columbia Association has partnered with Retrofit Baltimore, a program of the non-profit Civic Works, to implement a home energy efficiency upgrade cooperative in the Columbia community. Retrofit Baltimore will guide you through each step of the energy improvement process and ensure you receive quality work from a vetted contractor. Community members will also benefit from a bulk discount by purchasing these services together. This is in addition to Baltimore Gas and Electric (BGE) Home Performance with ENERGY STAR® rebates that cut the cost of improvements in half, up to a total rebate of \$2,000.

Why: *Learn how to improve home comfort by eliminating drafts and hot/cold rooms, save up to 20% on utility bills, and protect the environment.*

Sign up at: <http://www.retrofitbaltimore.org/columbia>

You can also contact your Energy Advocate, Paul Cole, at pcole@retrofitbaltimore.org to get more information about this exciting program.



/ 11/20/14 11:11 AM

**Manager's Report, Sandy Cederbaum
Oakland Mills Community Association
July 18, 2014**

Education Forum: Contacted and confirmed co-sponsors (10 villages) and all 8 candidates. Met w/Education committee and to meet on 7/23 w/Lynne Engelke to begin planning format.

Met with Mr. Diaz, SFES Principal and also various residents on issues of importance to Oakland Mills.

Deer Workshop: Worked w/Kay and Brigitta to establish format, in contact w/other villages.

Education Committee: Attended meeting

Reinventing Task Force: Attended meeting and drafted meeting minutes.

Managers Meeting: Working on renters insurance coverage, looking into a combined Villages PR campaign. Missed last meeting when Mr. Matthews was in attendance.

eNews: Wrote and emailed the OMeNEWS and draft agenda and revisions to the draft agenda for the board meetings and task force meetings.

Prepare for Success: began Prepare for Success donation campaign for Oakland Mills

WEB: reviewed test site, reviewed revisions to test site. We are nearing a live date.

Deer Workshop: Met with Kay and Brigitta to brainstorm ideas for workshop. Contacted all other village who have agreed to co-sponsor, successful in getting HC Rec and Parks to co-sponsor and getting speakers from Rec and Parks, Health Dept. and Master Gardeners. Workshop Date is August 7, 7 – 9 p.m. at The Other Barn

Board correspondence and committee reports: read and reviewed all

Assisted residents, in particular one with a concern about the maintenance of the median strips at Diamondback and Lightning View. Worked with Kim Pruiem and county with ultimate long lasting resolution to an ongoing concern.

Processed Payroll, 401K, Met with Staff (daily), Bank deposits, meeting with Bookkeeper

