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Oakland Mills Neighborhood Enhancement Advisory Committee Notes from the 25 August 2015 Meeting

STATUS REPORT

NEAC reported that the Committee's proposed amendments to the OM Covenant Enforcement Process were presented to the OM Board and acted on as follows:

Sections A. Goals and Objectives, B. Process, and E. Oversight: The Board passed these three sections on 11 August 2015, with some minor changes.

Section C. Timeline: The OM Board will vote on this section at their September 8th Board meeting, after reviewing it with the CA General Counsel next week.

Section D. Implementation: The OM Board established a sub-committee to assess current needs and priorities in Oakland Mills, review best practices and staffing at other Columbia villages, and make recommendations to add specifics to this section. The sub-committee will have their first meeting on September 10th.

Section F. Evaluation: At their meeting on July 28th, the OM Board tabled this section, sending it back to NEAC for review and elaboration. This section reads in part as follows: *Every three years, on a rotating basis (one neighborhood each year), the Oakland Mills Village Association will employ a Property Standards Evaluator to perform curbside inspections of all properties (single family, townhouses, condominiums, apartments, and commercial) within Oakland Mills.*

VILLAGE-WIDE PROPERTY SURVEY

The focus of tonight's meeting was to begin the process of researching and creating specifications for a proposed village-wide assessment of all residential and commercial properties, as per instructions made by the Board on 28 July 2015.

Prior to the meeting, NEAC chairs requested information from the Village Manager about the experiences of other Columbia Villages in conducting property standards evaluations. This report was circulated to all NEAC members. Questions included:

1. Frequency and type of evaluation (curbside, 360°, 180°)
2. Number and required hours for evaluators
3. Cost and funding source
4. Items evaluated
5. Method for notifying residents of upcoming evaluation
6. Method for issuing notification of violations and actions required

During the meeting, committee members reviewed the answers to these questions submitted by Wilde Lake (2012-2013 review), Dorsey's Search (2001 review), and

Harper's Choice, as well as documents from a property standards evaluation conducted in Oakland Mills in 2004.

In discussing items to be evaluated (#4 above), in a preliminary review, the committee found the lists submitted by Dorsey's Search and Oakland Mills to be the most relevant to our current planning.

In considering notifying residents of violations and suggestions for remediation (#6 above) the committee referenced the covenant information on the Long Reach Village website as an example of "best practices."

In a "straw vote" as to the type of evaluation to be conducted (#1 above), the committee voted in favor of conducting 180° assessments.

UPCOMING EVENTS

NEAC members were encouraged to mark their calendars for two major upcoming events:

September 30: Oakland Mills Real Estate Seminar on market trends and other topics

Committee members suggested scheduling a repeat/followup meeting, perhaps in January 2016, which would include (1) education/outreach to all realtors working in OM, (2) discussion of how compliance forms are handled in cases of foreclosures, short sales, and properties sold "as is", (3) ways realtors might be part of the compliance process, and (4) a review of real estate market trends, including statistics and forecasts for the 21045 zip code as reported on Zillow and other websites.

October 28: meeting with Howard County Departments on policies and resources that impact our properties

Committee members expressed support of this meeting, noting that our community needs to (1) know how and when the County addresses health and safety issues, (2) learn about the various inspection processes followed by the County, (3) identify reliable service providers and (4) have access to government funding sources for home maintenance and improvement.

NEXT MEETING

21 September 2015, 6 – 7pm, at The Other Barn