



**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

**October 28, 2014**

### Regular OMCA BoD Meeting

**Mr. McCormack** called the regular meeting of the OMCA Board of Directors to order at 7:03 pm.

**Present:** Bill McCormack, Jr., Board Co-Chair; Ginny Thomas, Board Co-Chair; Jervis Dorton, AC Chair; Jonathan Edelson; Paul Verchinski; Kay Wisniewski; Reginald Avery, CA Board; Sandy Cederbaum, Village Manager; Brigitta Warren, Event & Administrative Coordinator; Fred Eiland, Community Organizer

**Also Present:** Milton Matthews, CA President; Andy Stack, Outgoing CA Board Chair; Russ Swatek, Incoming CA Board Chair, see Resident list

**Absent:** Tawania Williams

### Opening of Meeting

- **Ms. Wisniewski** motioned that the agenda for October 28, 2014 (ATTACHMENT “A”) be approved. **Ms. Thomas** seconded and the motion passed (6-0-0).
- **Ms. Thomas** requested “possibly the final report” be struck from the October 14, 2014 minutes. **Mr. Verchinski** stated he was not present at the OMCA Regular Board Meeting on October 14, 2014 and should be listed as “Absent.” **Mr. Edelson** motioned to accept the October 14, 2014 minutes (ATTACHMENT “B”) as amended. **Ms. Thomas** seconded and the motion passed (5-0-1).

### Resident Speakout

- Stephanie Costello was present representing the Columbia Clippers. She stated that there is a very clear need for more indoor swimming space in Columbia.
- Cathy Spain asked if the OMCA Board had taken a position on the possibility of the Exxon lot becoming an office building or a strip mall. Ms. Thomas replied stated that after meeting with Councilman Ball he stated nothing is definite at this point. The Board has not taken a position on what should be on the lot. The OMCA Board will be meeting with the Exxon lot owner at a future Board meeting.

(**Mr. McCormack** turned the meeting over to **Mr. Avery, Oakland Mills’ CA Representative**).

### Discussion of Community Issues with CA President and CA Board Chairs

- Milton Matthews, CA President, gave introductory statements.
- Andy Stack (OB), Outgoing CA Board Chair, thanked the OMCA Board for allowing the CA representatives to come to a meeting.
- Russ Swatek (LR), Incoming CA Board Chair, stated that his village and Oakland Mills share many of

the same problems.

- Mr. Matthews gave an update regarding a property in Thunder Hill that is currently under CA jurisdiction. He spoke about the Sports Complex in Oakland Mills and stated CA should be at the table in the discussion. Oakland Mills is being looked at for economic redevelopment. He agreed there is definitely a need for more aquatic space, but that it is a very expensive endeavor.
- Mr. Stack stated that any sort of proposal would go through the normal CA budget process.
- **Mr. Avery** asked what CA assessments are used for.
- Mr. Stack distributed “Columbia Association Accomplishments FY14 (ATTACHMENT “C”), the “Columbia Association Strategic Plan/Goals” (ATTACHMENT “D”), and “FY 2014 Capital – Oakland Mills” (ATTACHMENT “E”).

(**Mr. Avery** turned the meeting back over to **Mr. McCormack**).

- **Ms. Thomas** stated that OM needs to have a partnership with CA, as well as the County, State and Federal government. They should all work together to plan for OM. OM is **exploring** the idea of a sports complex in OM including an ice rink and a 50 meter pool. She thanked CA for coming to the meeting.
- Mr. Stack encouraged revision of the OM Master Plan.
- Mr. Swatek suggested keeping the rewritten Master Plan more general.
- **Ms. Thomas** announced the Task Force meeting will take place **November 3<sup>rd</sup> at The Other Barn at 7pm** to begin rewriting the Master Plan.
- **Mr. McCormack** asked Mr. Matthews what his position was regarding New Town Zoning requirements and if he supported all CA lien payers becoming CA members.
- Mr. Matthews stated he does not support any more affordable housing in Long Reach or Oakland Mills. He stated he feels it should be spread out in the County.
- Mr. Stack stated he would like to see MIHU’s available for teachers, firefighters, and policeman. He does worry that we are pricing people out of the County.
- **Ms. Thomas** stated she is hoping to work with all ten villages on the housing issue. Mr. Matthews called for a better distribution of MIHU’s .
- **Mr. Verchinski** asked if CA would provide additional funding to OMCA for covenant enforcement. Mr. Matthews stated no. **Mr. Verchinski** asked what options CA is looking into to remedy the situation of ongoing covenant violations. Mr. Matthews stated CA has an obligation to enforce the covenants. CA would keep the village boards aware of what next step is being taken.
- Mr. Stack explained current covenant process.
- **Mr. Dorton** asked what CA will do to ensure that Bridge Columbia happens. He also asked if CA had ever walked across the Bridge to OM.
- Mr. Stack stated that CA has set aside money in the CA budget to improve walkability. The CA Board is waiting to hear the final report of the Bridge feasibility study.
- **Mr. Edelson** discussed the problems with the aging tot lots and playgrounds. Mr. Matthews asked **Mr. Edelson** to identify problematic tot lots and refer them to the CA.
- **Ms. Wisniewski** requested looking into memorial benches along CA pathways.

### Resident Speakout

- Resident Froidis Beckerman was present to discuss two properties she is concerned about.
- Resident Daniel Kirk-Davidoff asked CA to look at the ecological aspect of CA open space and pathways.
- Mr. Swatek announced on November 13<sup>th</sup> the CA Board would be holding a session on Lyme Disease.
- Resident Barbara Heazel discussed a weeding program in River Hill in which she participated. She asked CA to look at the reasons why some tot lots were used more than other tot lots.
- Resident Jon DiTimasso asked CA to advocate for Oakland Mills with Howard County. He stated

schools need to look at more than number of children in the schools.

- Resident suggested ways to deal with non-responsive homeowners who have covenant violations. He discussed his unhappiness with the distribution of subsidized housing.
- Resident stated that the Bridge is paramount to any further development in Oakland Mills
- Mr. Matthews stated that CA does understand the need for the Bridge, but has to decide which version of the Bridge will work best.
- Resident concerned with property values and is concerned that not all ten villages will agree about affordable housing.
- Mr. Swatek announced that the CA Board will host a work session on industrial covenants on November 20<sup>th</sup>.

### **Board Co-Chair Remarks**

- **Mr. McCormack** stated that candidate responses to the Housing Committee questions will be posted on Oakland Mills website. He noted the 6 month mark of the current board thanked the OMCA Board, the CA Rep, OM staff and the Community Organizer for their work and stated he enjoys working with all.

### **New Business**

- **Mr. Dorton** asked about OM advertising in the Howard magazine. **Ms. Cederbaum** stated she will look into the prices of an ad in the Howard magazine.
- **Ms. Thomas** discussed the FY16 Budget Requests (ATTACHMENT “F”). The Board prioritized the list.
- **Mr. McCormack** called for a creation of Architectural Guidelines for tree stump carvings and called for a moratorium on applications for tree stump carvings until guidelines are created for art structures. A discussion took place regarding this proposal. **Ms. Wisniewski** stated she would serve on the proposed ad hoc committee. **Ms. Cederbaum** stated she would ask the RAC committee members if they would like to be involved. **Ms. Thomas** requested the proposed moratorium be dropped.
- **Mr. McCormack** requested the OMCA Board consider taking a position on the New Town Zoning/Rezoning.
- **Ms. Thomas** suggested looking at the County process. She also suggested getting together with the other villages and inviting Marsha McLaughlin from HC Department of Planning and Zoning to answer questions about the NT Rezoning process.

### **Action Items for Next Meeting (11/12/14)**

#### Staff Actions

- Look into ad pricing in Howard Magazine
- Ask RAC committee members about participation in the architectural guideline for in ground tree structures ad hoc committee.
- Post housing candidate questions and responses on the Oakland Mills website.

#### Board Actions

- Speak with Marsha McLaughlin regarding a date to meet with all ten villages to answer questions about New Town Zoning/Rezoning.

The regular OMCA Board meeting was adjourned at 9:47 pm.

Respectfully submitted: Brigitta Warren, Event and Administrative Coordinator



## COLUMBIA ASSOCIATION ACCOMPLISHMENTS FY 14

New CA President was Chosen

A New Five-Year Strategic Plan for CA was Developed and Approved

CA Successfully Completed an Audit by an External Firm

The FY 15 Budget and FY 16 Conditional Budget were Approved

Advisory Committee Charters were Reviewed and Updated

New CA Website was Launched

CA Adopted a Long-Term Lake Management Plan

CA Adopted a Plan for Addressing the Needs of Older Adults

CA Began Construction of the new Haven on the Lake facility

CA Began Planning for the “Columbia Speaks, CA Listens” Event

CA Held Two Sessions of “Excite Columbia,” a Resident Academy

CA Continued its Outreach to State and County Officials

Fiscal Summary for FY 14  
Columbia Association

CA has completed Fiscal Year 2014 (1 May 2013 to 30 April 2014) and the independent auditors have delivered their preliminary report to the CA Board of Directors. Here is a quick synopsis of how CA did. Figures are rounded to the nearest thousand dollars.

Assessment Income:	+\$34,065,000 (Money CA raises from the Annual Charge)
Interest/Debt Repayment:	-\$9,639,000 (Net of interest & bond /loan principal payments)
	-----
	+\$24,426,000
Providing services:	-\$20,390,000 (Overall net operating cost for CA services)
	-----
	+\$4,036,000
Capital projects:	-\$9,526,000 (Funds spent on capital projects)
	-----
Loss:	-\$5,490,000

CA services include Open Space, Community Services, Sport & Fitness, Sales & Marketing, Community Building & Sustainability, Revitalization, and Administration.

CA ended fiscal year 2014 with a net loss of \$5,490,000. This was covered by short term borrowing. For comparison, CA had a net loss of \$4,557,000 in fiscal year 2013. The major differences are an increase in Interest/Debt Repayment and increase in overall net operating cost for CA services from 2013 to 2014. Debt Repayment increased because CA redeemed two series of Senior Secured bonds (paid them off early).

In terms of CA debt, at the end of fiscal year 2014 the debt was \$29,714,000 (short term debt was \$27,012,000 and long term debt was \$2,702,000). This compares to fiscal year 2013 where CA had a debt of \$32,807,000 (short term debt was \$21,434,000 and long term debt was \$11,373,000). Overall CA debt decreased by \$3,093,000.

CA has been converting long term debt (which had interest rates from 13.25% to 6.81%) to short term debt (which has interest rate below 2%). The short term debt has a variable interest rate while the long term debt has fixed interest rates.

In June 2014, CA took out a 15-year bank loan of \$30,000,000 at 3.63%. This allowed CA to convert the variable interest rate short term debt into a long term, fixed rate debt. The 3.63% fixed rate is the lowest rate CA has ever received for long term debt. It is much lower than the 13.25% to 6.81% interest rate CA was paying on its Senior Secured bonds.



## Columbia Association

# Strategic PLAN

*Effective Date: May 1, 2014*

### MISSION

Working every day  
in hundreds of ways  
to make Columbia  
an even better place  
to live, work  
and play.

### VISION

Making Columbia  
the community  
of choice —  
today and for  
generations  
to come.

### VALUES

#### **We're fun**

*We deliver fun and have a great time providing it*  
We believe that having fun is essential to our success,  
for the community and CA team members.

#### **We're excellent**

*With every service we provide, we strive for excellence*  
We are committed to striving for excellence while fulfilling the needs  
of the community and CA team members.

#### **We're inclusive**

*We celebrate diversity*  
We embrace and respect diversity. We have since our beginning  
and will continue to — now and in the future.

#### **We're trustworthy**

*We build lasting and trusting relationships*  
We are a loyal friend and neighbor, building relationships with  
community members and stakeholders.

#### **We're connected**

*We foster opportunities to connect with others*  
We create opportunities for people to come together —  
to share their experiences, to enhance Columbia,  
and to celebrate our community.

Columbia Association  
**Strategic**  
**PLAN**

*Effective Date: May 1, 2014*



## **GOALS**

- 1 Deliver programs and services that meet stakeholders' expectations and enhance the quality of life in Columbia.**
  - a. Provide a wide array of programs and services that meet the needs of Columbia's diverse community.
  - b. Continuously evaluate and adjust programs and services to meet changing needs of the entire Columbia community.
  - c. Promote recreation, health, wellness and social connectivity.
  - d. Create an exceptional customer service experience.
  
- 2 Maintain and enhance Columbia's facilities, open spaces, connectivity and environmental stewardship.**
  - a. Enhance the connectivity, walkability and bikeability of Columbia.
  - b. Maintain facilities, open spaces, watersheds and environmental stewardship, incorporating innovative technology and conservation practices.
  - c. Continuously evaluate the needs for facilities changes based on current and future community needs and best practices; and manage community expectations in regard to changes.
  
- 3 Develop and communicate a shared community vision for Columbia, and advance the vision through advocacy, partnerships, and alignment of CA programs and services.**
  - a. Facilitate inclusive processes that develop shared visions and plans for the future of Columbia.
  - b. Advocate for programs and services that are important to CA residents and customers.
  - c. Strengthen relationships with governmental and nonprofit agencies that deliver programs and services in Columbia.
  - d. Communicate the vision widely and use the vision to promote Columbia as a community of choice.
  
- 4 Strengthen communication and community engagement in CA.**
  - a. Effectively communicate the programs and services CA has to offer to the community.
  - b. Demonstrate transparency and openness of information and decision-making processes.
  - c. Strengthen partnerships with Villages to ensure programs and services are well aligned, effective and efficient.
  - d. Strengthen processes for gaining community input, evaluating community needs, and involving advisory committees and other stakeholders.
  - e. Strengthen relationships with businesses and other employers to engage their employees in CA programs and services.
  
- 5 Demonstrate the practices of a high-performing and responsive organization.**
  - a. Improve CA governance structure and performance to guide the organization's future.
  - b. Maintain strong fiscal discipline, control costs, and ensure a high value for CA customers and annual charge payers.
  - c. Provide continuous professional development for staff to ensure high standards of performance.
  - d. Promote innovation in technology and processes to advance efficiency, support communications, and deliver value to customers.

FY 2014 CAPITAL  
OAKLAND MILLS

AMOUNT: \$968,510.00

**Major Projects**

Oakland Mills Village Center

Other Barn

Ice Rink

Outdoor Pools

Patriot Lane Pond Improvements

**Note:** All villages include company-wide water quality, pathways, tot lots, parking lots, bridge replacements, Aquatics, and IT improvements.

The FY 14 Assessment Share for Oakland Mills was \$367,913. The total Assessment Share in FY 14 for all Village Community Associations was \$2,900,124.



## **Budget Request, FY16**

### **Submitted by the Oakland Mills Board of Directors**

#### **Oakland Mills**

The Oakland Mills Board and “Reinventing Oakland Mills” task for working on a community plan requests that CA conduct a feasibility study for a sports complex in Oakland Mills to include at a minimum a new indoor ice hockey area, a 50 meter pool and dive well. Funding should include project estimates, engineering studies and tentative design.

#### **Funds for a Marketing Consultant to study the Oakland Mills Village Center and larger Community Plan Boundary Area**

Request funding from CA for the purpose of hiring a marketing consultant to study the Oakland Mills Village Center boundary area. This would be taking the CA Market Study and doing a more in depth analysis of Oakland Mills. Oakland Mills was identified in the study as one that is not currently viable, has a failing food market and low indicators for economic success in its current state.

#### **Covenant Enforcement**

**Request \$25,000** for the Oakland Mills Community Association to use for property maintenance and repair beyond the mowing that is done by CA. Funding would give OMCA the ability to move forward with properties that are vacant and in disrepair for a long time frame. Consideration should be given to a revolving fund that can be set up by OMCA to make improvements for reimburse once the property is sold.

#### **The Other Barn**

##### **Loft**

The Other Barn was renovated in 2008. The facility sees upwards of 500 guests each weekend. The carpet is worn and badly stained despite our regularly scheduled commercial carpet cleaning. Request replacement carpeting.

### **Soffit up/down lighting:**

As part of the renovation in 2008 soffit lighting was installed around the perimeter of the room. The lighting, when working is lovely, however, the fixtures are placed in a small enclosed areas and the soffit gets overheated. Each year several lights malfunctioned and transformers needed to be replaced. The transformers are now outdated and replacements are extremely costly. This past year we replaced two lights with completely new fixtures, opened up the soffit to allow adequate air flow, and have found this to work well. We'd like to request funds to replace the remainder of the up and down lights in the soffit and funding to cover the lighting, installation and drywall work necessary to complete the job.

### **Commercial Ice Machine Replacement**

The commercial ice machine in the kitchen has reached its life expectancy and as per the management contract request that funds for a new machine be incorporated in the Category III funds for FY15.

### **Additional Exterior Security Camera**

We want to thank CA for funding and installing several additional security cameras both inside out outside of the Other Barn as well as an additional monitor and updated DVR. The good news is that we have been able to identify criminal behavior and assist HC Police in making an arrest for a theft inside the Other Barn- the bad news is that this type of activity in the first place.

We would like to request the **addition of one more exterior camera mounted on the rear of The Other Barn.** There have been several reported security concerns at the rear of the facility that would warrant the use of a security camera.

### **Storage Shed**

As with any facility storage space is increasing limited. Due to the great renovations taking place to our restrooms so that they are ADA accessible we have lost two large closets. We have very limited storage in our facility and would like an exterior storages shed. Funding for the shed is appreciated and we ask that you work with our village staff regarding the style and placement of the shed.

### **Courtyard between the Barns – Brick Pavers**

(This issue has been discussed with Jan Clark, CA Landscaping)

Brick pavers are being displaced by large tree roots in the area of the Courtyard Near the two benches. This area poses a dangerous situation for those walking in the courtyard and needs to be investigated. Need best solution to fix the pavers while retaining the tree.

### **Public Space/Watershed Initiatives**

Funding is requested for stream erosion mediation in the form of replacing an existing channel which has collapsed and is causing extreme erosion problems. It was recommended by John McCoy that the board request this as a capital project. The location of the stream erosion of behind New Leaf Court located off of Camelback Drive in Oakland Mills. The current concrete channel needs to be replaced. For a point of reference, the channel is which is located in a stream bank has eroded to the danger point that it is now within 25 feet of the foundation of a home located on New Leaf Court.

**Bioretention Project:** Restoring funding for the Longlook Lane Bioretention project.

**Patriot Pond:** Securing Funding for the step pool improvements of inflow at Patriot Pond.

**Overall for Oakland Mills:** The OM Public Space committee thinks the restoration of Patriot Pond should serve as a model for continuing to improve the forest health of OM open space.

**Invasive Vines:** Stevens Forest Road/Kilimanjaro Road: Forest path at the corner of Stevens Forest Road/Kilimanjaro bordering Stevens Forest Elementary School needs substantial work to remove invasive vines.

### **Safety Fences: Pictures Attached**

We would like CA to look at the condition of the road safety barriers and have attached pictures of barriers of concern which are located at the following locations: Stevens Forest/Kilimanjaro both sides where tunnel goes under Stevens Forest; Whiteacre Road (both sides) near Talbott Springs Elementary School;

Lightening View Road (both sides) midpoint of roadway; Thunder Hill Road, both sides (south of 175) South of Twin Knolls Road/South of Walgreens)

### **Benches on CA Paths**

Request for CA to place benches along CA Path. Heard from residents that this would be a welcome amenity as they enjoy walking CA's path. Would like to work with CA to identify locations in Oakland Mills for benches to be placed.

### **CA Pools**

We continue to support the continuation of the Columbia Swims program and the reduced daily fee at selected outdoor pools.

### **Community Association Grant Fund**

Request the continuation of the Community Association Grant Fund and that \$100,000 be placed in the Community Association Grant fund for FY16 for villages to access for special projects.