



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

March 24, 2015

Regular OMCA BoD Meeting

Mr. McCormack called the regular meeting of the OMCA Board of Directors to order at 7:08 pm.

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

Also Present: Clara Gouin, HC Park Planner; Raul Delerme, HC Director of Capital Projects; Mark Kovatch, HC Department of Public Works; Charlie Bailey, WRA; Brad Jones, WRA; Chris Eatough, HC Department of Transportation; Kim Pruum, Special Assistant to Councilman Ball; See Resident List

Absent: Jervis Dorton, AC Chair

Opening of Meeting

- **Ms. Wisniewski** motioned that the agenda for March 24, 2015 (ATTACHMENT “A”) be approved. **Ms. Thomas** seconded and the motion passed (5-0-0).
- **Mr. Edelson** motioned to accept the March 10, 2015 OMCA Board meeting minutes (ATTACHMENT “B”). **Ms. Thomas** seconded. **Mr. Verchinski** asked for amendments to the minutes.
- **Ms. Thomas** motioned to accept the amended March 10, 2015 OMCA Board meeting minutes (ATTACHMENT “B”). **Ms. Wisniewski** seconded and the motion passed (5-0-0).

Ms. Thomas read a thank you letter form the OMCA Board to Resident Barbara Chaney. Lavenia Nesmith thanked her for her years with Jazz in the Mills and presented her with an award of appreciation

Ms. Thomas motioned to select Lavenia Nesmith as the 2015 Individual Volunteer of the Year. **Ms. Wisniewski** seconded and the motion passed (5-0-0).

Resident Remarks

- Resident Dianne Beall stated her opposition to Phase 3 of Blandair Park.

Blandair Park

- Charlie Bailey, WRA, presented slides to show the proposed Phase 2 of Blandair Park. This will include the realignment of Oakland Mills Road. Construction will begin in April 2015. This phase will include 2 baseball fields, 5 tennis courts, a picnic pavilion, additional restrooms, parking – accessed off of Oakland Mills Road, storm water management facilities, and an additional playground. There are plans to build a buffer of heavy evergreens between the townhomes and the Park. The phase will also include a bus drop off and a roundabout at Oakland Mills Road and Old Montgomery Road.
- **Ms. Thomas** asked about the impact of construction on Pete’s Snowball property.
- A description of the realignment of Oakland Mills Road was given by Brad Jones, WRA. Phase 2 and Phase J will take 16 months and 21 months respectively to complete. Mr. Jones described detours while road is closed.
- **Mr. Verchinski** asked if walkers and bicyclists will have access while Oakland Mills Road is under construction. Mr. Jones responded that the road will be chained closed to vehicles except in case of extreme emergencies, there will be emergency vehicular access. **Ms. Thomas** asked to have that information in writing. Raul Delerme said he would send something over in writing.
- A discussion regarding crosswalks at the proposed Oakland Mills Road roundabout. Ms. Pruim referred residents to Councilman Calvin Ball’s Construction Newsletter that was recently distributed.
- A discussion ensued regarding the detour route that will be used during Phase J, the rerouting of Oakland Mills Road.
- Resident Jonathan Mayhew was present to express his frustration with the Maryland Superbowl that is held at Blandair Park. Mr. Delerme stated that the MD Superbowl will not be held during the construction. Howard County has worked it out with Oakland Mills High School that any overflow parking for events will be at Oakland Mills High School. Resident Mayhew expressed complaints about the use of air horns at games. **Ms. Thomas** stated that the OMCA Board will follow up before an event with Howard County Recreation and Parks.
- **Mr. McCormack** read a letter distributed from County Executive Allan Kittleman regarding construction at Blandair Park (ATTACHMENT “C”).

Howard County Pedestrian Plan Update

- Chris Eatough, Howard County Department of Transportation, gave an update on the Walk Howard and the Pedestrian Master Plan. He stated that the plan is currently in the Public Outreach Phase. There will be an open house at the North Laurel Recreation Center on Saturday, March 28, 2015 at 1:30pm. Residents may also give online input at www.walkhoward.org. Mr. Eatough encouraged Oakland Mills residents to go online and give input. He also distributed a form that can be filled out and given to him with suggestions for walking spots in Howard County that are in need of repair (ATTACHMENT “D”).
- **Mr. Verchinski** asked about developers who can buy their way out of having to put sidewalks on their property – the fee in lieu system. Mr. Eatough responded that he is involved in working on this process. Mr. Eatough stated that he does believe more sidewalks will be put in but does not see the fee in lieu system going completely away.
- **Mr. Edelson** stated that the Walk Howard website does not clearly identify sidewalks that are already there that are in disrepair. Mr. Eatough responded if there is a sidewalk in place that needs repair, send that in as well.
- A resident asked if there could be community involvement with this process. Mr. Eatough responded that there will be a phase where this may be possible.
- **Ms. Thomas** asked if Mr. Eatough could send information regarding all the ways residents can get maps to walk through Howard County. Mr. Eatough stated he would email those to OMCA.

Request for lobby furniture and Smithy chairs capital expense purchase

- **Ms. Wisniewski** motioned to approve the purchase of new lobby furniture and new chairs for the Smity as capital expense items. **Ms. Thomas** seconded and the motion passed (6-0-0).

Board Co-Chair Remarks

- Resident Mayhew expressed concern over the recent incident in Emerson Hill. The OMCA Board will follow up with Ms. Pruum regarding this incident and the residents' concerns.
- **Mr. Avery, Mr. McCormack, Ms. Thomas and Ms. Cederbaum** met with Enterprise Homes to explain what was currently happening with the Master Plan. Enterprise Homes liked the ideas and wanted to work with OMCA. The Board will host a dinner meeting with some Forest Ridge families to get their input about what is happening with the Master Plan. Ms. Cederbaum and Ms. Ross (Forest Ridge) will work on a date/logistics.
- **Mr. McCormack, Ms. Thomas and Mr. Verchinski** met with a local developer who was very interested in developing property in Oakland Mills. He stated the Bridge is crucial to further development.
- **Mr. Edelson** discussed the marketing committee he is putting together. He is currently looking for interested residents to participate. The committee will work on accentuating the positives of Oakland Mills.

Board Bulletin Board

- **Mr. Verchinski** asked for a report from **Mr. Avery** regarding the revised draft of the CA Abandoned House Policy. **Mr. Avery** stated CA Legal has to review the document. **Mr. Verchinski** announced that at the CA meeting this Thursday, March 26, the CA Board will be renewing the charges for the FY 15 and FY 16 Advisory Committees which includes the Senior Advisory Committee. The Senior Advisory Committee will be charged with monitoring the Older Adult Plan and monitoring the Village in Howard program along with other minor issues.
- **Mr. Avery** stated that on Thursday, March 26, the CA Board of Directors will be talking about the use of pesticides in the community. CA has been able to cut its usage of pesticides by 50%.
- **Mr. Edelson** stated that a consideration for the next OMCA Board meeting would be to recognize all of the OMHS recent championships.
- **Ms. Cederbaum** invited all to attend the Volunteers of the Year celebration on April 14th at 6pm at The Other Barn.

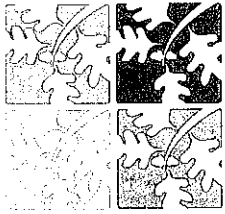
The regular OMCA Board meeting was adjourned at 9:22 pm.

Respectfully submitted: Brigitta Warren, Event and Administrative Coordinator

Action Items for Next Meeting (4/14/15)

Board Actions – Mr. Edelson will gather a list of sports team achievements.

Staff Actions – Set up dinner meeting with Forest Ridge Residents.
Compile list of issues from Blandair meeting



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**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

**March 24, 2015
Oakland Mills Board of Directors Meeting
7:00 p.m. at The Other Barn**

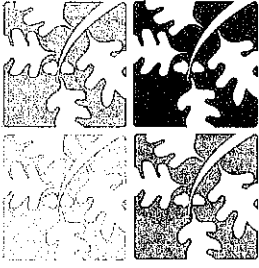
- 7:00 p.m. Opening of meeting**
Approve the agenda for tonight's meeting
Approve the minutes from the March 10, 2015 meeting
- 7:05 p.m. Resident Remarks**
- 7:10 p.m. Tentative: Blandair Park Phase 2 Discussion, HC Recreation & Parks**
- 8:00 p.m. Howard County Pedestrian Plan Update, Chris Eatough, HC Dept. of Transportation**
- 8:45 p.m. Board Co-Chair Remarks, Virginia Thomas and Bill McCormack**
- 8:55 p.m. New Business**
Volunteer of the Year Discussion, Board
Request for lobby furniture and Smithy chairs purchase, Sandy Cederbaum
- 9:05 p.m. Board Bulletin Board**
- 9:10 p.m. Adjourn**

Upcoming Events:

March 24, Board meeting; March 25, Master Gardener; March 31 County Executive's Town Hall meeting at The Other Barn 6:30 – 8:30 p.m.

April 7, 7 p.m. Candidate Forum; April 11, Searching for Spring, April 14, OM Board Meeting

April 15, Master Gardener; April 17, Lively Arts; April 25, Elections, Plant Sale, Carnival



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March 10, 2015

Regular OMCA BoD Meeting

Mr. McCormack called the regular meeting of the OMCA Board of Directors to order at 7:08 pm.

Present: Bill McCormack, Jr., Board Co-Chair; Jervis Dorton, AC Chair; Paul Verchinski; Tawania Williams; Kay Wisniewski; Reginald Avery, CA Board, Sandy Cederbaum, Village Manager; Brigitta Warren, Event & Administrative Coordinator. Board Co-Chair Virginia Thomas was present by speaker phone.

Also Present: See Resident List

Opening of Meeting

- **Mr. Verchinski** motioned that the amended agenda for March 10, 2015 (ATTACHMENT "A") be approved. **Ms. Williams** seconded and the motion passed (5-0-0).
- **Ms. Wisniewski** motioned to accept the February 24, 2015 OMCA Board meeting minutes (ATTACHMENT "B"). **Mr. Verchinski** seconded and the motion passed (5-0-0).

Resident Remarks

- Resident Bill Woodcock was present to thank **Mr. Dorton** and **Ms. Williams** for their service to the Board. Based on what he had heard at an OMCA Board meeting a few weeks ago and having been an OMCA Board member previously, he wanted to clarify the working relationship between the OMCA staff and the OMCA Board as he felt there was some confusion amongst current OMCA Board members.

Mr. McCormack telephoned **Ms. Thomas** who participated in the meeting via telephone.

Old Business

Review of Questions for Lawyer

- The "Statement of Work" that was put together by **Mr. Avery**, **Mr. Edelson** and **Mr. Verchinski** was distributed for view with proposed changes (ATTACHMENT "C"). This document had been edited by **Ms. Cederbaum** and the **OMCA Board** prior to the meeting and those edits were discussed. **Mr. Avery** entered all edits into the electronic version of the document via his laptop. **Mr. Avery** read back each edit following its addition to ensure accuracy.

Mr. Edelson arrived following the Education meeting at 7:55pm.

- **Ms. Cederbaum** suggested that the 1994 covenant enforcement policy should be included with the Statement of Work. **Mr. Verchinski** suggested that the November 14, 2014 CA staff presentation made to the CA Board of Directors regarding covenants should be included as well. All agreed both of these documents should be included. **Mr. Verchinski** will send this document to **Mr. Avery**.
- **Mr. Dorton** asked to include the question, what is a reasonable timeframe for enforcing covenants. **Mr. Edelson** suggested rewording the question to read, what is the minimal time frame for each step of the process that meets legal scrutiny.
- **Mr. McCormack** asked to include the question as to whether the Village Manager is considered an *ex officio* member of the OMCA Board. A discussion was held as to whether this should be included. **Mr. McCormack** withdrew his request for inclusion of this question.
- **Mr. Verchinski** motioned to hire Pam Sorota, Esq., for legal guidance at \$275/hour for up to 10 hours to perform work included in the Statement of Work and if the attorney requests more time, the OMCA Board can approve five additional hours without voting again. **Ms. Thomas** seconded and the motion passed (7-0-0).
- **Mr. Avery** was authorized to reformat the Statement of Work and send out the final to all of the Board members.

Ms. Thomas hangs up the telephone (she called in for meeting while out of town) and leaves meeting at 9:07pm. **Mr. Verchinski** leaves meeting at 9:07pm to testify on behalf of OMCA at the County Executive's FY 16 Budget Hearing.

Board Discussion on what topics to discuss at meeting with County Council members on April 28th

- Tabled to later meeting.

Manager's Report

- **Ms. Cederbaum** distributed her report (ATTACHMENT "D"). She also distributed the FY 15, 3rd Quarter Financials for review (ATTACHMENT "E"). **Ms. Cederbaum** explained the process for the FY 16 upcoming budget submission.
- **Mr. McCormack** motioned to accept the FY 15, 3rd Quarter Financials as submitted. **Ms. Wisniewski** seconded and the motion passed (5-0-0).
- **Ms. Cederbaum** stated there would be an election newsletter mailed in early April which would include candidate statements, election information, the ballot, a return envelope, and a listing of upcoming events.

CA Board Report

- **Mr. Avery** stated that the CA has changed their website and it may be difficult to navigate.
- **Mr. Avery** announced a Columbia Council Representative meeting this Thursday, March 12th at 7pm. They will discuss changes that have been made to the CA Charter. There will be a resident speak out. Changes to the CA Charter are scheduled to be made again in September 2015.
- Thursday, March 12th at 7:30pm there will also be the regular CA Board meeting. A discussion of the swim center and the future of Splashdown and its slide will take place.
- **Ms. Wisniewski** asked about the abandoned property document that the OMCA Board voted on at their previous meeting. **Mr. Avery** stated that it has not been voted on as of yet. **Ms. Cederbaum** stated that

OMCA Board's suggestions were taken into consideration.

New Business

Volunteer of the Year

- **Ms. Cederbaum** explained the process of selecting an Oakland Mills Volunteer of the Year. A suggestion of the Bridge Columbia committee as Volunteers of the Year was made.
- **Ms. Wisniewski** motioned to select Bridge Columbia as the Oakland Mills Volunteers of the Year. **Mr. Edelson** seconded and the motion passed (5-0-0).

Board Bulletin Board

- **Ms. Warren** gave an overview of the Baby Expo that was held 3/7 at the Owen Brown Community Center.
- **Ms. Cederbaum** thanked **Ms. Warren** and Meghan Pierce from Owen Brown for their work on the Baby Expo.
- **Mr. Edelson** announced the SFES PTA Dinner and Auction to be held on March 20th.
- **Ms. Williams** asked for information regarding Columbia Clean Up Day on March 21st. **Ms. Cederbaum** gave all of the details.

The regular OMCA Board meeting was adjourned at 9:29 pm.

Respectfully submitted: Brigitta Warren, Event and Administrative Coordinator

Action Items for Next Meeting (3/24/15)

Board Actions – Mr. Avery: Send final version of Statement of Work to Board

Staff Actions – Announce Bridge Columbia Committee as Volunteers of the Year

Send Pam Sorota Statement of Work

Add Complaint Form and Covenant Complaint Information to Web

Send HOA Documents to State to receive foreclosure information



HOWARD COUNTY OFFICE OF COUNTY EXECUTIVE

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March 13, 2015

Dear Homeowners and Oakland Mills Community Association Board Members,

I am excited to share Howard County's progress with you as we begin Phase 2 of Blandair Regional Park. The County will break ground on Phase 2 shortly and projects opening the new features for public use in 2017. During this expansion, Phase 1 of Blandair will remain open with the least amount of disruption possible. Phase 1 opened in March of 2012 and has become a popular and highly-used park.

Looking ahead, Phase 2 of Blandair Park will include two lighted baseball fields, five lighted tennis courts, a playground, public restrooms and a pavilion. This next phase also involves rerouting Oakland Mills Road directly out to Rt. 175. This road work is an important aspect of making sure we have adequate infrastructure to comfortably handle the usage of the park.

This expansion is the latest activity of a multi-phase plan launched in 2011. The long-range plan develops 298 acres in the heart of Columbia into a diverse and active regional park, while preserving approximately 200 acres of forest, wetlands, meadows and historic farm complex.

I am committed to keeping you informed and hearing your feedback as this project moves forward. As part of that dialogue with the community, staff from the Howard County Departments of Recreation & Parks and Public Works will be available at the next **Oakland Mills Village Board meeting on March 24th** to share information on the scope and timeline of the project. We encourage interested parties to join us.

I would like to thank the Oakland Mills Community Association Board of Directors for partnering with us to make this effort a success. If you have any questions, please don't hesitate to contact my office or John Byrd, Director of the Department of Recreation and Parks, at 410-313-4700.

Sincerely,

Allan H. Kittleman
Howard County Executive

AK /pio

WALKHOWARD

— moving forward —

We need your help to find those spots that you know about and we may have missed. We're specifically looking for spots where a walking connection is missing, a roadway crossing doesn't serve your needs as a pedestrian, or where something obstructs your pathway as you walk.

Use this mail-in form to provide up to four locations. Please provide a street address or an intersection; and the City or zip code.

<p style="text-align: center;">Location 1</p> <p>Address: _____ OR Cross streets: _____</p> <hr/> <p>Type of concern:</p> <ul style="list-style-type: none"> <input type="checkbox"/> Missing connection <input type="checkbox"/> Challenging roadway crossing <input type="checkbox"/> Pathway obstruction <input type="checkbox"/> Sidewalk needed <input type="checkbox"/> Other: _____ <p>More details:</p>	<p style="text-align: center;">Location 2</p> <p>Address: _____ OR Cross streets: _____</p> <hr/> <p>Type of concern:</p> <ul style="list-style-type: none"> <input type="checkbox"/> Missing connection <input type="checkbox"/> Challenging roadway crossing <input type="checkbox"/> Pathway obstruction <input type="checkbox"/> Sidewalk needed <input type="checkbox"/> Other: _____ <p>More details:</p>
<p style="text-align: center;">Location 3</p> <p>Address: _____ OR Cross streets: _____</p> <hr/> <p>Type of concern:</p> <ul style="list-style-type: none"> <input type="checkbox"/> Missing connection <input type="checkbox"/> Challenging roadway crossing <input type="checkbox"/> Pathway obstruction <input type="checkbox"/> Sidewalk needed <input type="checkbox"/> Other: _____ <p>More details:</p>	<p style="text-align: center;">Location 4</p> <p>Address: _____ OR Cross streets: _____</p> <hr/> <p>Type of concern:</p> <ul style="list-style-type: none"> <input type="checkbox"/> Missing connection <input type="checkbox"/> Challenging roadway crossing <input type="checkbox"/> Pathway obstruction <input type="checkbox"/> Sidewalk needed <input type="checkbox"/> Other: _____ <p>More details:</p>