



**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  
Jonathan Edelson, Vice-Chair ~ Kay Wisniewski, AC Chair ~ Paul Verchinski  
Marcia White ~ Bill Woodcock  
Reginald Avery, Columbia Council Representative

**January 12, 2016**

### OMCA BoD Meeting

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

**Present:** Bill McCormack, Board Co-Chair; Virginia Thomas, Board Co-Chair; Jonathan Edelson, Vice-Chair; Kay Wisniewski, AC Chair; Paul Verchinski; Marcia White; Bill Woodcock; Reginald Avery, CA Board; Sandy Cederbaum, Village Manager Brigitta Warren, Event & Administrative Coordinator

**Also Present:** Bob Bellamy, Covenant Advisor for Violations; Carrie Wenholtz, Covenant Advisor for Applications; Community Residents

### Opening of Meeting

- **Ms. Thomas** motioned that the agenda for January 12, 2016 (ATTACHMENT “A”) be approved. **Mr. Woodcock** seconded and the motion passed (6-0-0).
- **Ms. Thomas** motioned to accept the December 8, 2015 OMCA Board meeting minutes (ATTACHMENT “B”). **Mr. Woodcock** seconded and the motion passed (6-0-0).

### Resident Remarks

- Resident Heather Tepe was present to express her concern regarding a new part time employee hour limitation within CA that affects her daughter. She is concerned that Columbia Association is redefining Columbia, making it an unaffordable place to live.
- **Mr. Avery** gave some further information. He asked the OMCA Board for their support when discussing this issue with the CA Board.
- **Mr. McCormack** stated that the issue will be readdressed later in the meeting.

### New Business

- **Ms. Wisniewski** introduced the newly hired Covenant Advisors for OMCA; **Bob Bellamy** – Covenant Advisor for Violations and **Carrie Wenholtz** – Covenant Advisor for Applications. Mr. Bellamy’s email is [Propertyconcerns@oaklandmills.org](mailto:Propertyconcerns@oaklandmills.org) and Ms. Wenholtz’s email is [Applications@oaklandmills.org](mailto:Applications@oaklandmills.org).
- **Ms. Thomas** welcomed them both and stated she is looking forward to working with them. She stated she has two items she would like to work on them with in the future: developing an online resource directory for residents to have access to and to determine a timeframe for each task related to covenants.

- **Mr. McCormack** thanked **Mr. Woodcock, Ms. Wisniewski, Ms. Thomas and Ms. Cederbaum** for serving on the hiring committee.

### **Goals and Plans for Board and Staff (Salary and Bonus Policies)**

- **Mr. Edelson** stated that the Board and its committees set goals. He stated he thought it was a good goal for the newly elected Board to develop at the beginning of their term.
- **Mr. McCormack** stated he was thinking more of a long term process for future boards.
- **Mr. Woodcock** stated he felt that goals for a Board should be developed at the beginning of their term, but goals/plans for the OMCA staff should be developed. Parameters of staff salaries and bonuses should be developed.
- **Mr. Verchinski** stated that the OMCA Board should talk to other Village Board Chairs regarding how they set salaries, etc.
- **Mr. McCormack** stated that based on the conversation at the last combined Village Board Chair meeting, each village does something different in regards to staffing. He suggested creating an OMCA Board subcommittee to address this topic.
- **Ms. Thomas** suggested herself; **Mr. Edelson, Mr. Woodcock, and Ms. Cederbaum** make up the committee to handle this task. She also suggested utilizing community volunteers with human resource experience and have them sign a confidentiality statement.
- **Mr. Edelson** recommended the OMCA Board check on privacy laws for the state of Maryland before asking community residents to serve on a committee dealing with personnel issues.
- **Mr. Verchinski** stated he wants the OMCA Board to better utilize community volunteers with certain needed skills where applicable.
- **Ms. White** stated she is not opposed to using community volunteers but the OMCA Board should be prudent how they use them.
- **Ms. Cederbaum** asked to be a part of this committee and to be sure that the committee knows what the OMCA staff does on a day to day basis.
- **Mr. Verchinski** motioned for a subcommittee be formed to look at salary and bonus policies for Oakland Mills and to take into account the salary study that is currently being finalized and also ascertain what other Board policies are in Columbia. The subcommittee be formed by **Ms. Thomas, Mr. Woodcock, Mr. Edelson and Ms. Cederbaum** at a minimum and that volunteers from the Oakland mills community be included provided that this is permitted legally. **Ms. Thomas** seconded and the motion passed (7-0-0).
- **Ms. Wisniewski** gave a point of clarification; the subcommittee is looking at the existing process and policy not looking at current staff positions.

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

- **Ms. Thomas** stated that Chesapeake Realty is the new owner of Grand Pointe. The deal has not yet been finalized. If the deal becomes final, there will still be a trial period. **Ms. Thomas** recommended they be invited to a Board meeting.
- **Ms. Wisniewski** is working on the final version of the Developers Packet which is a summary of the VCCP to give to potential investors and developers

### **Columbia Board of Directors Report**

- The CA Board held a closed meeting on January 11, 2016. There is a CA Board meeting on January 14, 2016 that is open initially, but then the CA Board will go into closed session again.
- The CA Board will be discussing a land swap between Long Reach and HRD.

- **Mr. Avery** stated that CA has decided to make the city in Haiti one of the CA Sister Cities. CA will be sending community members and a CA Board member to visit the sister city.
- **Mr. Avery** stated that the CA draft budget has come out. Please review and let **Mr. Avery** know your comments.
- **Mr. Avery** stated that Milton Matthews contract is up for renewal in April.
- **Mr. Verchinski** stated that he is a fan of the sister cities program, but if CA is looking to cut costs, it is not a necessity. He asked the CA Board to consider zero based budgeting.
- **Mr. Avery** made a motion for the Village Board of Oakland Mills support a revision and end of the CA practice of cutting part time and seasonal employee hours to avoid having to pay health benefits and other benefits. **Mr. Edelson** seconded.
- **Mr. Woodcock** requested more information from CA. **Mr. Avery** stated he would need some time to find the answers to the questions asked.
- **Mr. Verchinski** motioned to table the motion. **Ms. White** seconded and the motion was tabled (7-0-0).

### **Manager's Report**

- **Ms. Cederbaum** distributed Manager's Report (ATTACHMENT "C"). **Ms. Cederbaum** handed out the "2016 Oakland Mills Election Calendar" for approval (ATTACHMENT "D"). **Ms. Thomas** motioned to approve Bob Berlett and Bob Bartolo as Election Committee Co-Chairs and to approve the proposed Election Monitoring Committee. **Mr. Edelson** seconded and the motion passed (7-0-0).
- **Ms. Thomas** motioned to approve the 2016 Oakland Mills Election Calendar. **Ms. Wisniewski** seconded and the motion passed (7-0-0).
- **Mr. McCormack** asked about putting the proposed bylaw regarding the "election not being contested then voting will not be held..." on the 2016 Election Ballot. **Ms. Thomas** also asked about the quorum requirement. The issue will be discussed at the January 26, 2016 Board.
- **Ms. Cederbaum** distributed the FY17/18 Budget Request – Testimony September 3, 2015" for the Board to have (ATTACHMENT "E").
- **Ms. Cederbaum** described background regarding the donation request from Thunder Hill ES ATTACHMENT "F"). **Ms. Thomas** requested that the OMCA Donation Policy be reviewed and clarified.
- **Ms. Thomas** motioned to approve the donation request by Thunder Hill ES for \$500.00. **Mr. Edelson** seconded and the motion passed (7-0-0).

### **Committee Reports**

#### **Architecture Committee**

- See distributed report (ATTACHMENT "G"). A discussion ensued regarding a survey of residents about art sculptures on homeowners' property.

#### **Arts Advisory Committee**

- See distributed report (ATTACHMENT "H"). It was decided a survey would be send out with one question and a section for comments.

#### **Education Committee**

- See distributed report (ATTACHMENT "I").

#### **Housing Committee**

- Real Estate Seminar on Saturday, January 30, 2016 at The Other Barn.
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### **Marketing Committee**

- See distributed email copy (ATTACHMENT “J”).

### **Neighborhood Enhancement Advisory Committee (NEAC)**

- See distributed report (ATTACHMENT “K”).

### **Safety Committee**

- See distributed email (ATTACHMENT “L”).

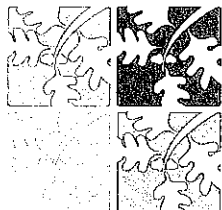
### **Board Bulletin Board**

- **Mr. Edelson** stated that the HCPD Bike Path police officers visit and read to SFES students.
- **Ms. Cederbaum** stated that a tree had fallen on a house on Camelback Lane. No one was hurt and neighbors are seeing if the family needs assistance from the community.
- **Mr. Woodcock** stated that the Board should look at the Chesapeake Community Partners website to find out what they are about.
- **Mr. Verchinski** testified on behalf of the Board regarding having the \$2 million reinstated. He felt this should be reinforced with a letter from the OMCA Board.
- **Ms. Thomas** asked if anyone was working on getting a letter to Howard County regarding the Bike Master Plan relating to Bridge Columbia. Ms. Cederbaum will forward information to be furnished by the Bridge Columbia committee.

The regular OMCA Board meeting was adjourned at 9:20 pm.

**Mr. Edelson** motioned for the Board to go into closed session for “Consultation with staff personnel, consultants, attorneys, or other persons in connection with pending or potential litigation.” **Ms. Wisniewski** seconded and the motion passed (7-0-0).

Respectfully submitted: Brigitta Warren, Event and Administrative Coordinator



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we value connections

**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,  
Jonathan Edelson, Vice Chair; Kay Wisniewski, Architecture Chair  
Paul Verchinski; Marcia White; Bill Woodcock  
Reginald Avery, Columbia Council Representative

**Tuesday, January 12, 2016  
Oakland Mills Board of Directors Meeting (REVISED)**

**7:00 p.m.**

**The Other Barn**

\*Indicates discussion item added.

- 7:00 p.m. Opening of meeting**  
Approve the agenda for tonight's meeting  
Approve the minutes from the December 8, 2015 meeting
- 7:05 p.m. Resident Remarks**
- 7:10 p.m. New Business**  
Introduction of new Covenant Advisors  
Goals and Plans for Board and Staff (Salary and Bonus policies)
- 7:45 p.m. Board Co-Chair Remarks, Virginia Thomas and Bill McCormack**
- 8:00 p.m. Columbia Board of Directors Report, Reginald Avery**
- 8:10 p.m. Manager's Report, Sandy Cederbaum**  
2016 Election Calendar and Election Monitor Committee Co-Chairs and Committee Members approval.
- 8:20 p.m. Architecture Committee, Kay Wisniewski**  
**Arts Advisory Committee, Marcia White**  
\*Art on Resident Properties: Board discussion to determine the process to create a new architectural guideline.  
**Education Committee, Jonathan Edelson**  
**Housing Committee, Bill McCormack**  
**Marketing Committee, Jonathan Edelson**  
**Neighborhood Enhancement Advisory, Paul Verchinski**  
**Safety Committee, Bill Woodcock**
- 8:45 p.m. Board Bulletin Board**
- 9:00 p.m. Adjourn**

**9:00 p.m.** Pursuant to the Maryland Home Owners Association Act, the Oakland Mills Board of Directors will meet in closed session to discuss matters pertaining to potential legal issues.

**Upcoming Events:**

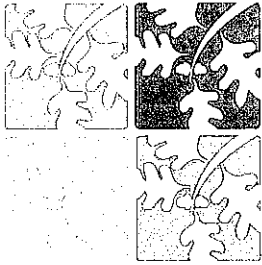
**1/26/16 – OMCA NEAC and Marketing Committee Meetings**

**1/26/16 - OMCA Board Meeting**

**1/29/16 – 10 a.m. Lively Arts for Little Ones presents Pam the Kindersinger**

**1/30/16 – 9:30 – 11:30 a.m. Realtor Workshop, buying and selling in Oakland Mills**

**DRAFT**



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# Oakland Mills Community Association Village Board Meeting Minutes

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**Board Members:** Bill McCormack, Jr., Co-Chair~ Ginny Thomas, Co-Chair  
Jonathan Edelson, Vice-Chair ~ Kay Wisniewski, AC Chair ~ Paul Verchinski  
Marcia White ~ Bill Woodcock  
Reginald Avery, Columbia Council Representative

**December 8, 2015**

**7:00 p.m.** Pursuant to the Maryland Home Owners Association Act, the Oakland Mills Board of Directors met in **closed session** to discuss matters pertaining to employees and personnel.

## OMCA BoD Meeting

**Ms. Thomas** called the regular meeting of the OMCA Board of Directors to order at 7:41 pm.

**Present:** Bill McCormack, Board Co-Chair; Virginia Thomas, Board Co-Chair; Jonathan Edelson, Vice-Chair; Kay Wisniewski, AC Chair; Paul Verchinski, Marcia White; Reginald Avery, CA Board; Bill Woodcock; Sandy Cederbaum, Village Manager Brigitta Warren, Event & Administrative Coordinator

**Also Present:** Community Residents

## Opening of Meeting

- **Ms. Thomas** motioned that the agenda for December 8, 2015 (ATTACHMENT "A") be approved. **Mr. Edelson** seconded.
- **Mr. McCormack** motioned to amend the agenda and the item under New Business be changed to read "Denial of Request from Columbia Association for OM request of \$10,000 Revitalization Grant towards funds for a Feasibility Study for the redevelopment of the village center and surrounding area in Oakland Mills." **Ms. Thomas** seconded approval of the amended agenda and the motion passed (7-0-0).
- **Ms. Thomas** motioned to accept the November 24, 2015 OMCA Board meeting minutes (ATTACHMENT "B"). **Mr. Edelson** seconded and the motion passed (7-0-0).

## New Business

- **Mr. Avery** gave background information regarding the denial of the \$10K.
- It was determined that the request did not seem to go through the proper process and was not referred to the approval committee.
- **Mr. Avery** suggested writing a letter to CA asking why the request did not go through the proper process.
- **Ms. Wisniewski** asked if we could apply again, but for a different purpose.
- **Ms. Thomas** asked if the deadline has passed. **Ms. Cederbaum** stated that the funds are available until April.
- Suggestions were given as to what could be put in the new request.
- **Mr. Edelson** discussed the Internet Essentials discount that is offered through Comcast to low income residents who qualify. He suggested that **Mr. Verchinski** pass the information about the program to the Village in Howard. Suggestions were made regarding how to disseminate this information to the

residents.

- **Mr. Woodcock** volunteered to write the grant proposal. **Ms. Cederbaum** will send parameters of grant and **Ms. Thomas** will assist with information in writing the grant.
- **Ms. Thomas** suggested possibly partnering with another village. She will discuss this at the next combined village board chair meeting.
- **Ms. Cederbaum** will write a letter from the OMCA Board to the CA Board asking why the proper process was not followed and indicating that the OMCA Board will be resubmitting another grant proposal.

### **Columbia Board of Directors Report**

- **Mr. Avery** stated that CA is working on establishing a new sister city in Haiti. A CA representative will be taking a trip to Haiti to meet with the townspeople and then a representative of Haiti will be coming to Columbia.
- Haven on the Lake is currently not producing the numbers that CA would like it to. CA is working on a new rate schedule. Residents are not buying memberships but only taking individual classes. **Ms. Thomas** asked how much CA members are subsidizing. **Mr. Avery** said he would look into that.
- **Mr. Verchinski** asked **Mr. Avery** about who will be taking care of the maintenance of the additional 20 feet on either side of the easement that was sold to the Inner Arbor Trust. **Mr. Avery** stated that there is an approval of maintenance of 30 feet, but not the additional 20 feet. **Mr. Verchinski** asked if CA has the right to entry. **Mr. Avery** stated, yes, they do.

### **Manager's Report**

- **Ms. Cederbaum** distributed her Manager's Report (ATTACHMENT "C"). **Ms. Cederbaum** thanked all those who were involved with the Polar Express event and stated it was a huge success.
- **Ms. Cederbaum** distributed the FY16 2<sup>nd</sup> Quarter Financials (ATTACHMENT "D") and requested the OMCA Board vote to accept them.
- **Ms. Thomas** asked about The Other Barn elevator. She requested that a bell be installed in the elevator. **Ms. Cederbaum** stated she will make the request.
- **Mr. Verchinski** commended **Ms. Cederbaum** and staff on the number of rentals. He inquired about there being no incentive for the Villages to increase rentals and therefore increase their revenues.
- **Ms. Cederbaum** responded that the village managers have been discussing the current contingency fund this as well. She distributed the Village Contingency Fund Position Paper prepared by the village managers. (ATTACHMENT "E").
- **Mr. Avery** stated that the CA Board is aware of this issue and have been discussing it as well.
- **Mr. Edelson** motioned to accept the FY16 2<sup>nd</sup> Quarter Financials. **Mr. Avery** seconded and the motion passed (7-0-0).

### **Committee Reports**

#### **Arts Advisory Committee**

- See distributed report (ATTACHMENT "F").

#### **Education Committee**

- See distributed report (ATTACHMENT "G").

#### **Housing Committee**

- There will be a meeting Wednesday, December 16<sup>th</sup>.



### **Marketing Committee**

- See distributed email copy (ATTACHMENT "H").

### **Neighborhood Enhancement Advisory Committee (NEAC)**

- See distributed report (ATTACHMENT "I").
- **Mr. Verchinski** stated that he hopes that the OMCA Board will discuss the NEAC recommendations at the OMCA Board meeting in January. **Mr. Verchinski** and Lynn Engelke are available for questions.
- A brief discussion regarding the proposed recommendations took place.

### **Safety Committee**

- See distributed email (ATTACHMENT "J").
- **Mr. Woodcock** stated that any members of the Board that see something regarding safety in Oakland Mills, they should let **Mr. Woodcock** know.

### **Board Bulletin Board**

- **Mr. Avery** thanked all who prayed for his daughter while she was ill. She is doing much better.
- Happy holidays to all!

The regular OMCA Board meeting was adjourned at 8:55 pm.

Respectfully submitted: Brigitta Warren, Event and Administrative Coordinator

DRAFT

**Manager's Report, Sandy Cederbaum  
Oakland Mills Community Association  
January 12, 2015**

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**Office of the Covenant Advisor:** Bob Bellamy and Carrie Wenzholz began their employment on 1/4/16. I've been spending time going over the aspects and processes for each of their jobs and there are both quick learners and hit the ground running. We discuss issues daily to determine how to handle individual cases. Bob's hours will be M - Th from 9 - 2 and Carrie Tue - Thurs. from 10 - 2:30. Bob and I discussed his hours and currently there are numerous violations to follow up on and this is time consuming. He may work additional hours for the short term and cut back once we are caught up. Carrie will work less than 15 hours since there are far less applications at this time. Hours will stay within or below advertised hours for each position (Violations 20 - 25; Applications 15 - 20).

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**Donation Request:** Received the attached email and Non-Profit status from Ms. Martha Bowen, THES Principal. Apparently Ms. Bowen has send the letter on November 19<sup>th</sup>. OMCA did not receive the request. Sent again on January 4<sup>th</sup> and giving to the board for their consideration. (The board's extension date for donation requests was Nov. 20 so if this was sent by email on the Nov. 19 it would have been received within out deadline). Board asked to discuss how to handle this recent donation.

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**Election Monitor Committee:** Attached list of proposed Committee Co-Chairs, core committee members and additional committee members. Ask board to accept all names. Attached is the draft Election Calendar for 2016. Ask board to accept the calendar.

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**CA Budget Hearing - Jan. 21, 2016 - see page 3**

**I have asked Jane Dembner and Dennis Matthey (CA) to provide more information on the following budget items relating to the Ice Rink:**

**Proposed: FY 17 - \$200,000 for architectural and engineering funds to address work that WILL be identified in the facility assessment survey and for planning needed improvements to the Columbia Ice Rink;**

**Proposed: FY 18 - \$2,000,000 the scope of work associated with needed facility upgrades includes Renovations to the locker rooms, modifications to the front entrance, improvements to the restrooms and upgrades to the team locker rooms, as well as other facility enhancements identified during the planning and engineering process.**

**My question to Dennis and Jane is: *Has a facility assessment survey been conducted?***

*Will the community have input as to the extent of renovations to the ice rink?*

I don't know what if anything the OMCA board wants to add to the budget testimony about the ice rink given our conversations which all seem to be that an entire new ice facility is needed.

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**Other Barn and Neighborhood Center Interior/Exterior Improvement  
Facilitated the following building maintenance/upgrades:**

New Carpet being installed in the Loft – CA covers cost as a Capital III item.

Taller “fence” to be added to the walkway in the Silo between the stairs and the entrance to the Loft.

New Kitchenette area and replacement closet doors installed at the Stevens Forest Neighborhood Center.  
CA covers cost as a Capital III item

New exterior sidewalks and landscaping (additional landscaping to be installed in the spring) at the  
**Thunder Hill Neighborhood Center.**

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**Bridge Columbia** – Testified before the Planning Board on the Bike Master Plan in support of the plan but for the plan to include Bridge Columbia. Additional meetings with County, State Delegates and Transportation administrators to be held but no specific dates as of yet. Town Center Village Board added their name as supporters of Bridge Columbia.

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EMC

Updated 1/8/14

Listed Below are the core committee members - M who review election docs, attend meetings, work pools

<b>Berlett</b>	<b>Bob</b>	<b>5456 Hound Hill Court</b>	<b>410-997-3863</b>	<b><u><a href="mailto:Columbia_Berlett@juno.com">Columbia_Berlett@juno.com</a></u></b>	Co-Chair
<b>Bartolo</b>	<b>Bob</b>	<b>9570 Long Look Lane</b>	<b>410-730-1833</b>	<b><u><a href="mailto:bobsadj@aol.com">bobsadj@aol.com</a></u></b>	Co-Chair
<b>Gettleman</b>	<b>Jerry</b>	<b>5447 Hound Hill Ct.</b>	<b>410-730-3935</b>	<b><u><a href="mailto:jgettleman@verizon.net">jgettleman@verizon.net</a></u></b>	
<b>Koelle</b>	<b>Donna</b>	<b>6145 Forty Winks Way</b>	<b>410-730-7856</b>	<b><u><a href="mailto:islands12@verizon.net">islands12@verizon.net</a></u></b>	
<b>Lesane</b>	<b>Lenore</b>	<b>6207 Stevens Forest Rd</b>	<b>401-596-6172</b>	<b><u><a href="mailto:onepinkie@verizon.net">onepinkie@verizon.net</a></u></b>	
<b>Heazel</b>	<b>Barbara</b>	<b>9413 Bullring Lane</b>	<b>4436360845</b>	<b><u><a href="mailto:Paddlebow-barb@yahoo.com">Paddlebow-barb@yahoo.com</a></u></b>	
<b>Towner</b>	<b>Lawana</b>	<b>9561 Transfer Row cell</b>	<b>410-705-3987 410-428-2929</b>	<b><u><a href="mailto:basic7@comcast.net">basic7@comcast.net</a></u></b>	

**Additional Committee members**

Phil Dopkowski

Judy Dopkowski

Charlotte Cook

Ken Cederbaum           ballot counting

Cathy Berlett           ballot counting

Sadj Bartolo           ballot counting

Lorna Walls

Judy Gettleman           ballot counting

Brigitta Warren

Michael Knott

Phil Dopkowski

Marc Tolson

Alison Kaplan           ballot counting

Harris Kaplan           ballot counting



## 2016 Oakland Mills ELECTION CALENDAR

- Tues., Jan. 26** Election Committee members and Chair appointed
- Tues., Feb. 9** 9:00 a.m. **“Candidate Packets,”** including **“Nomination Petitions”** are available.
- Tues., Feb. 23** 6:30 p.m. at The Other Barn **Information Session on Serving on OM Board/CCR** Refreshments and Conversation - learn more about serving on the Oakland Mills Board or as a Columbia Council Representative.
- Fri., March 4** 4:00 p.m. Candidate **“Nomination Petitions due.**
- Drawing of names to determine placement order on the election ballot.**
- Monday, March 7** **Candidate Statements due** (email preferred to [manager@oaklandmills.org](mailto:manager@oaklandmills.org) and [events@oaklands.org](mailto:events@oaklands.org))
- Late March/Early April** Election Newsletter w/Ballot to be mailed to every OM property, single family, townhome, condo, apartments.
- Tues., April 5** 7:00 p.m.- 8:00 p.m. **Election Meet the Candidates** (*If no forum*) or 7:00 p.m. – 8:30 p.m. **Election Forum** (*If the election is not contested there will not be a forum.*)
- Fri., April 29** **Deadline for receiving mail-in ballots.** *No business reply mail is delivered on Saturday.*
- Sat., April 30** 8:30 a.m. to 5:00 p.m. **Voting at The Other Barn**  
5:30 p.m. **Vote counting at The Other Barn begins**

Oakland Mills Board of Directors

January 21, 2016

### FY 17/18 Budget Request – Testimony September 3, 2015

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Good Evening, my name is \_\_\_\_\_, the a member (Co-Chair) of the Oakland Mills and speaking on behalf of the board. I'd like to thank you for this opportunity to comment on the CA FY 17-18 budget regarding a budget item of particular importance to our village.

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The Oakland Mills Board has submitted its Budget Requests to CA and would like to touch on a few of our requests this evening.

#### **The Other Barn**

The Other Barn has a facility assessment in the Fall, 2015 and we are anxiously awaiting results. Of concern are the following two items.

**Loft Soffit Lighting:** In 2008 The Other Barn underwent renovation soffit light was installed above the wood benches in the Loft. From day one we have had to replace almost every light bulb on a constant basis due to the ballasts failing to operate. So we are placing both ballasts and bulbs. Our staff has had discussions with several electricians who state that the area inside the soffit is quite tight with no ventilation. We are concerned that between the lights that shine down and additional light that shine up there is too much heat built up inside the soffit.

CA retrofitted on set of "down lights" and "up lights" and opened up the soffit from above to provide ventilation. The new lights work well. We request that all lights be replaced and the whatever drywall work is necessary be part of the job.

**Handicap Elevator:** The elevator is 12 years old and has caused problems.

The elevator CEASES to operate without warning. Fortunately passengers have not gotten trapped but this could happen at any given time. We would like to know the results of the Facility Assessment Survey and find out if the elevator has or is nearing it's life expectancy. A reliable, safe, functional elevator is critical to operating this facility.

**"Signal Alarm"** We have an additional request that CA cover the cost of the installation of a door bell or signal alarm that is located both in th Loft and at the Upstairs door of the elevator to alert staff (located in the lobby) that someone needs to be assisted with the elevator. For safety reasons our staff runs the elevator and needs to be alerted when someone (who is on a different floor) needs assistance.

#### **Community Association Grant Fund**

We request that the CA board continue to fund \$100,000 for the Community Association Grant Fund.

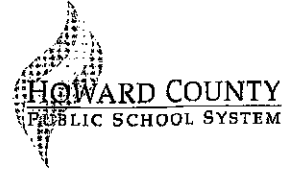
Oakland Mills has recently prepared and submitted a grant request to the Revitalization Grant fund which will directly related to the reinvention of Oakland Mills.

The fund provides a valuable resource to all villages as it give the villages an opportunity to work outside of our tight budgets on projects of timely importance to the villages.

**Thank you again for the opportunity to discuss a few of our requests this evening.**

**THUNDER HILL ELEMENTARY SCHOOL**

9357 Mellenbrook Road • Columbia, MD 21045 • 410-313-6922 • (F) 410-313-6926 • [www.hcpss.org/thes](http://www.hcpss.org/thes)



November 19, 2015

Sandy Cedarbaum, Manager  
Oakland Mills Community Association  
The Other Barn  
5851 Robert Oliver Place  
Columbia, Maryland 21045

Dear Mrs. Cedarbaum,

I am writing to apply for the donation of \$500.00 for Thunder Hill Elementary School. We plan to use the money to support our SOAR/PBIS program. This is the school wide behavior program that rewards students for following the school expectations, and the money will be used to purchase supplies for student incentives.

I spoke with Reginald Avery at a function this afternoon, and he had mentioned that we had not applied for the donation. Our principal, John Birus, retired from HCPSS at the end of the last school year. Perhaps he received the information. Would you please add me to your email list?

[martha\\_bowen@hcpss.org](mailto:martha_bowen@hcpss.org)

Please let me know if you have any questions, and thank you for the opportunity.

Sincerely,

A handwritten signature in cursive script that reads "Marti Bowen".

Marti Bowen  
Acting Principal



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**Architecture Committee Report  
January 11, 2016**

It's been an eventful month, even with the holiday break.

Our two new Covenant Advisors, Bob Bellamy (Violations) and Carrie Wenzholz (Applications) started work at the beginning of January.

Bob's hours will be 9-2, Monday through Thursday.

Carrie's hours will be 10-2:30, Tuesday through Thursday

Both advisors are looking forward to working closely with the Board and will be present at the January 12 meeting. By that time, Bob will have attended his first ARC meeting.

Carrie's first RAC meeting, January 7, was far from routine. It included an application for a chainsaw sculpture featuring a Dalmation dog and the house number of the residents, Keith and Mary Kline, at 5411 Thunder Hill Road. They want to display it next to their lamppost, close to the sidewalk.

The RAC voted unanimously to recommend denying the application, in part because of the proposed location. They also reiterated the need for guidelines in order to make future decisions regarding artworks. Since the RAC recommendation was unanimous, I signed it, with the understanding that the Klins plan to appeal the RAC decision.

My rationale is that, given the highly visible position of the sculpture, it was important for the full Architecture Committee to participate in the decision. Moreover, I hope the Board will seek the community's input on the topic of front-yard art in general. I remember when we debated approving The Wizard tree sculpture there was much speculation as to how the community feels about such works. At this point, we can only guess.

If we act quickly (there's a 60-day window), this is an opportunity to consult the community in an **expanded resident remarks session on Jan 26**. Marcia White, who has been working on developing guidelines for artworks, thinks an online survey (Sandy and Brigitta have an online survey tool) is also be crucial in this regard. Initially, this input might help the Architecture Committee rule on the **Klines' appeal, which could be heard on February 23rd**.

In the long run, if the community is receptive to art but wants limitations (e.g., dimensions, placement on lot, approval by adjacent neighbors) that may take longer. Note that this falls under **Marcia White's purview as Chair of the Arts**

**Advisory Committee**, but since there is so much overlap between her responsibility and mine (approval of applications) in these cases, she asked me to cover the topic rather than filing a separate report herself.

The point of guidelines is to help the RAC decide **future cases**. The existing covenants (Article VII, Section 7.03 (e)) and the updated 2012 guidelines simply say that the Architecture Committee has the right to refuse to approve “any proposed Structure” due to its location on the lot. That’s it – no further guidance. In the past, this has been interpreted very strictly. However, when the Board was unable to uphold the denial of The Wizard sculpture, it became apparent that opinions might be shifting. Until we give the RAC guidance, we may expect more appeals.

Finally, to help residents form an opinion, I asked the Klines if they would be willing to display their sculpture temporarily, with the understanding that they will remove it if their appeal fails on February 26. The Wizard is in an out-of-the-way location. Trying to visualize how a sculpture MIGHT look is hard for many people. (I will bring a color photo to the meeting, but I don’t have a jpeg file.) This is just a suggestion, to be discussed at our January 12 meeting.

I hope all my fellow Board members will think about this and come ready to discuss our process and timetable moving forward.

Respectfully submitted,  
Kay Wisniewski  
AC Chair

## **Arts Advisory Report**

January 12, 2016

Per the approval of the OMVB at our December 8, 2015 meeting, I created draft questions for a community wide survey meant to gauge how residents feel about allowing art to be permanently displayed on residential properties. If residents are generally supportive of the idea, the creation of architectural guidelines to address art on properties will have to be drafted.

Below is the first draft of survey questions. Board feedback is welcomed!

The Oakland Mills Board of Directors is seeking community feedback in regard to allowing art to be permanently displayed on homeowner's properties. There are currently no architectural guidelines in place that address this subject and we'd like to know how you feel about changing the guidelines to allow art on residential properties.

- Do you support the idea of people being allowed to display sculpture and/or other artwork on their outdoor property? Y/N
- Do you support creating architectural guidelines for such artwork which could include limitations on size, style, color, etc.? Y/N
- Should the approval of surrounding neighbors be mandatory before such artwork is approved by the architectural committee? Y/N
- Comments:

Kay, as AC Chair, would like to narrow the scope of the survey (and possible subsequent architectural guideline) to front yard art.

Ginny and Kay would like to invite the community to weigh in on the matter at our next OMVB meeting on January 26, 2016.

## Education Committee Report

January 12, 2016

The Education Committee did not meet in December due to multiple school and community event conflicts.

John DiTomasso attended a recent PATH meeting on education and will provide a summary at the committee meeting.

### SFES/SFNC Project

The canopy at SFES and a path connecting the SFES parking lot to the CA path system are complete. With completion of these projects, here is the status of the SFES/SF Neighborhood Center accessibility project:

- Tree planting at SFES – Cancelled after community feedback
- Crosswalk – complete
- Curbs – complete
- Sidewalks – widened to 7 feet in SFES carpool loop. We would still prefer wider county sidewalks along SF Road immediately in front of and to the sides of the school and neighborhood center. This may not be possible due to proximity to road and right of way
- Paths – HCPSS constructed a path connecting the crosswalk across the school parking lot to the CA path system
- Canopy – HCPSS constructed a canopy over the entrance to SFES for more efficient inclement weather arrivals and dismissals
- Traffic loop – SFES administration reconfigured the traffic loop and had lines painted to double stack the carpool line. They continue to work on the best configuration and dismissal procedure to minimize the impact to Stevens Forest Road. The week of January 4 was the first week of a new dismissal procedure at SFES using both the new front entrance and a reconfigured traffic loop.
- Crossing guard – resolved
- Installation of trash receptacle along path to SF tunnel – complete
- Dry pond drainage issues – resolved
- Wooded areas – SFES Principal is following up with HCPSS on plans to raise the canopy of the wooded area in front of the school. CA is waiting for HCPSS to coordinate on doing the same with the wooded area beside the school between SF Road and Kilimanjaro Road.
- Transportation policy – Recommend we continue to pursue amendment to the transportation policy to provide transportation to students required to attend a school further from them than the closest school offering the same grade levels.

### Other News

- Kindergarten enrollment for 2016-2017 begins February 29. HCPSS is holding several orientation sessions including one in OM at OMHS tonight.
- Christine O'Connor is the new Chair of the Board of Education. Oakland Mills Cluster Representative Ellen Flynn Giles is the Vice-Chair.
- OMHS advanced placement information session, class of 2020 orientation, curriculum fair – all to be held this Thursday, January 14.
- SFES Chipotle restaurant night – Tuesday, January 26

## **Marketing Committee Report**

**January 12, 2016**

The Marketing Committee did not meet on December 22, 2015.

### **Tell Your Story**

The Committee Chair and a member/resident collaborated to write an invitation to a notable person with Oakland Mills ties to join the "Tell Your Story" campaign by speaking to the community in the coming months. We are collaborating with Oakland Mills High School, and the invitation currently sits with their administration for review.

We continue to plan the seminar with journalist, filmmaker, and broadcasting executive Robert Long, to be held March 19<sup>th</sup>. We are working with Oakland Mills High on how best to communicate this opportunity to students throughout the county.

### **Know Your Neighbors**

We will kick off "Know Your Neighbors" in the OM e-news. If you know of an OM resident who wants to introduce him or herself to the community, please contact Sandy or Jon.

### **New Resident Survey**

The survey tool will not handle questions with more than 20 possible responses, which requires we break up our question about what businesses/amenities new residents are using. With the new covenant advisors onboard and everyone else returning back to normal duties, Jon will work with Brigitta and Sandy on completing the survey in the online tool OM uses and distributing postcards.

## **NEAC Meeting - December 22, 2015**

A Goal for the meeting is to attract all age demographics in OM. Something for everyone. Potential items for the March 6, 3 Rs meeting were discussed.

### **Renew**

1. Info from RAC - what have we been approving for major items like windows, doors, and siding?
2. RAC process

### **Rehab**

1. House Front Modifications: Jervis brought his sketches and they look great. Suggested that they get digitized so that they can be presented on a screen. (Pace Setters, Split Levels, and Raised Ranches)
2. Longevity Bonus Years Home Improvements (aka, Aging in Place) - maybe Karen who is an architect and is a Certified Aging in Place Specialist)
3. Wood Sided Home modifications that we have approved

### **Replace**

1. Additions - show and tell tables with pictures and blueprints on what folks have done and associated costs where available
2. Interior Modifications - Kitchens, etc. show and tell tables with pictures and what some of this cost

### **Support Information for the 3 Rs**

1. DPZ info on variances (what is required by HoCo for building approvals since most front and side yards have zoning setbacks)
2. Contracting considerations; (Jervis to contact Williamsburg, Allan, and Columbia Homes)
3. Financial Resources (How to pay for the 3 Rs); Possibly someone from Howard Bank on rehab loans (I personally have a bias to use community banks like Howard) : 60+ state loans for income qualified owners making \$55K or less annually; HoCo Liveable Homes Tax Credit, etc.

This is a lot to pack into one meeting BUT we could do subsequent meetings on specific areas based on participant feedback. I would look at this meeting as an overview meeting - a start. We should have a form for people to fill out for later meetings.



**Safety Report – 1/12/16**

Officer Buchanan is apparently still on administrative leave. This was at least true before the holidays; have asked Officer Simcox for an update but haven't heard anything.

I have invited Officer Simcox to attend one of our next two village board meetings; waiting to hear from him on that.

Goals for remainder of board year

1. Officer Simcox (or other appropriate officer) to attend board meetings in Jan or Feb, as well as meeting in April or May
2. Bike lane painting-- Sandy raised this issue last week. Would like to work with her on this
3. The HCPD and HC Drug Free have arranged for three medication disposal boxes to be placed around the county for disposal of unwanted/expired medications, no questions asked. There are no such boxes in Columbia. I'd like to find out why that is (Reg?), and work to establish such a depository in Columbia. I would like to be able to represent that the Board feels that having such a depository in Columbia is a good idea. The current locations are Northern District Station, Southern District Station, and the Gary Arthur Community Center. Thinking a fire station or medical facility may be a good place for another depository.