



**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:** Jonathan Edelson, Chair ~ Kay Wisniewski, Vice-chair,  
Lynn-Steven Engelke, Architectural Committee Chair  
Judy Gottsagen ~ Bill McCormack Jr. ~ Paul Verchinski  
Virginia (Ginny) Thomas, Columbia Council Representative

**July 25, 2017**

### **OMCA Regular Board Meeting**

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

**Present:** Jonathan Edelson, Board Chair; Kay Wisniewski, Vice-chair; Lynn Engelke, AC Chair; Ginny Thomas, Columbia Council Rep; Judy Gottsagen; Bill McCormack Jr.; Paul Verchinski; Sandy Cederbaum, Village Manager; Amy Carpenter, Administrative Assistant.

**Absent:**

**Also Present:** See resident list

### **Opening of Meeting**

- **Ms. Wisniewski** motioned to accept the July 11, 2017 OMCA Board meeting minutes (ATTACHMENT "A"). **Ms. Engelke** seconded, and the motion passed (5-0-1).
- **Ms. Engelke** motioned to accept the July 25, 2017 OMCA Board meeting agenda (ATTACHMENT "B"). **Ms. Wisniewski** seconded, and the motion passed (6-0-0).

### **Resident Remarks**

- Resident Carol Brain commented on the success of the Farewell Road Street Hump Initiative, which passed. She thanked **Ms. Wisniewski** and **Ms. Cederbaum** for validating the results and Howard County Traffic Engineer Buck Bohmer for his work on the street humps.
- Resident Carol Brain spoke about the Stevens Forest/Farewell Road roundabout. She was told the current design is a mini-roundabout. She was concerned that such a small roundabout would not slow down traffic on Stevens Forest Road, which will not alleviate the danger that drivers face when turning left from Farewell Rd. onto Stevens Forest Rd. A discussion ensued. The resident said she would follow up with the County. **Ms. Cederbaum** will continue to follow-up as well.

### **New Business**

#### **Howard County Police, Community Outreach Division**

- Lieutenant Jennifer Reidy-Hall introduced Oakland Mill's new Neighborhood Community Resource Officer, PFC Roberto Lopez, and the supervisor over the Neighborhood Community Resource Officers, Sergeant James Zammillo. She said the Community Outreach Division includes the Neighborhood Community Resource Officers, Mental Health Resources, and the Pathway Control Section.

- PFC Lopez gave his background and said he had already begun his assignment and met with OM Village storeowners and managers. He invited the OMCA Board to email him any of their concerns.
- Sgt. Zammillo gave his background and said he looks forward to helping the community. He asked residents to report occurrences in the community.
- Lt. Reidy-Hall opened the discussion to questions. **Mr. Edelson** asked if the officers had any advice concerning auto break-ins in the area. Lt. Reidy-Hall said residents can report auto break-ins online. **Ms. Thomas** expressed concern about the online reporting process. Lt. Reidy-Hall said residents can also report break-ins and other occurrences by phone and encouraged residents to allow officers to come and investigate.
- A resident said that many residents are reporting break-ins on the neighborhood social network, “Nextdoor.” Lt. Reidy-Hall said the police do not see those reports unless they are specifically invited to view them. Lt. Reidy-Hall said she would put something on “Nextdoor” to make sure residents know to report break-ins to the police.
- **Ms. Engelke** asked about the banning of loiterers in OM village. PFC Lopez said he does have a list of banned individuals and that Sam’s Mart will now be able to ban people.
- **Mr. McCormack** suggested opening up lines-of-site on pathways in OM village to ensure that people using the paths feel safer.
- A resident asked if officers can come to PTA meetings. Lt. Reidy said they can attend as part of the Community Outreach program. They can also visit schools to read to students, have lunch with them, etc.
- A resident asked if wheel locks help prevent tire and rim theft. The officers said yes.
- A resident brought up a concern about language barriers with the Hispanic community. PFC Lopez said he can speak Spanish and grew up in a similar community. He plans to remedy the situation and asked that residents email him their concerns.

### **Adequate Public Facilities Ordinance**

- **Mr. Edelson** expressed concern that schools that are already over-capacity may be considered open to development, which will lead them to be even more over-capacity. He said that the current re-districting plan can only be a temporary solution. A more permanent solution must be found as developers continue to build more multi-family units in other parts of Howard County. A discussion ensued. **Mr. Edelson** asked that Board members consider taking a position on the issue and vote on that position at the next Aug. 8<sup>th</sup> OMCA Board meeting. **Mr. McCormack** asked Mr. Edelson for a list of key points so the Board can be more informed on the issue.

### **Board Chair Report**

- **Mr. Edelson** reported on school redistricting. He presented a draft of a letter he planned on sending to the HCPSS Interim Superintendent Dr. Michael Martiano, the Howard County Board of Education, Ms. Rene Kamens, HCPSS Director of Planning, and other concerned parties. The letter was still in the editing stage but would be finalized soon and sent out. He reviewed the letter with the OMCA Board and attending residents. A discussion ensued. **Mr. Edelson** gave a timeline for the school redistricting. The AAC will have its last meeting on August 8<sup>th</sup>. Public hearings will be held in September. The Howard County Board of Education will meet in October and November and make a decision.
- **Ms. Engelke** motioned that the Board give Mr. Edelson its support to go forward with the letter with no substantial changes with the added instruction to release the information in the letter to the Press. **Ms. Wisniewski** seconded, and the motion passed (6-0-0).

### **Return to New Business**

## By-Laws Proposed Changes

- **Mr. Edelson** presented proposed changes to the Oakland Mills By-Laws (ATTACHMENT “C”). OMCA Board members are required to obtain a Letter of Covenant Compliance upon election to the Board. The proposal specifies the deadlines by date rather than by receipt of letter for Board members to bring their properties into compliance. **Mr. Edelson** asked that Board members consider the proposed changes and vote on them at the August 8<sup>th</sup> meeting. A discussion ensued.
- **Mr. Verchinski** pointed out that his letter was sent later than he expected. His letter was sent the same day as former Board member Paul Anderson’s letter. A second inspection occurred prior to the 30-day follow-up and **Mr. Verchinski’s** property was found to be in compliance. **Mr. Verchinski** needed no 30-day follow-up letter. A 30-day follow-up letter was sent to Mr. Anderson regarding non-compliance. In both cases, the Board Chair and Architecture Chair were notified of the statuses of the properties. It was recommended that candidates request a free inspection when they run for election so that they may have more time to bring their properties into compliance.

At 9:13 p.m., **Ms. Wisniewski** motioned to extend the meeting time to 9:30 p.m. **Ms. Gottsagen** seconded, and the motion passed (6-0-0).

## Old Business

### Proposed Changes to the CA Assessment Share to Villages

**Mr. Edelson** reviewed concerns that the Board has with the proposed changes to the CA Assessment Share (ATTACHMENT “D”). A discussion ensued. **Mr. Edelson** and **Ms. Cederbaum** said they will make the suggested revisions before presenting Oakland Mills’ proposed recommendations to CA.

## CCR Report

- **Ms. Thomas** presented a form and letter from CA for Board members regarding input for the FY 2019 and 2020 budgets. **Ms. Cederbaum** said the subject had already been slated for the Aug. 8<sup>th</sup> OMCA Board meeting agenda. **Ms. Thomas** asked that Board members read the letter and discuss them at the Aug. 8<sup>th</sup> meeting.
- **Ms. Thomas** made suggestions regarding the Adventures Camp and its use of CA pools. She praised CA staff.

## Manager’s Report

- **Ms. Cederbaum** referred to the printed Manager’s Report (ATTACHMENT “E”).

## Committee Reports

- A resident asked about getting a reduced CPRA if they brought in their tax bill. **Mr. Verchinski** said he would research it and write an article about it. **Ms. Engelke** asked if there was a deadline to ask for the reduction. Resident replied that there was not.
- **Ms. Gottsagen** asked that the Board and residents refer to the Safety Committee’s report (ATTACHMENT “F”).

## Board Bulletin Board

- **Ms. Engelke** referred to her Architecture Chair report (ATTACHMENT “G”). **Ms. Cederbaum** said she would give a copy of Assistant Covenant Advisor Tom Dudek’s report to **Ms. Engelke**.

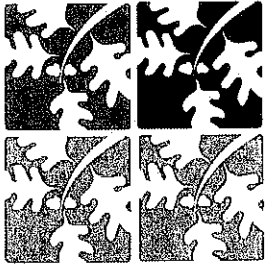
The regular OMCA Board open meeting was closed at 9:38 p.m.

**Ms. Wisniewski** motioned to go into a closed session of the Board for consulting with staff personnel, consultants, attorneys, or other persons in connection with pending or potential litigation. **Ms. Engelke** seconded, and the motion passed (5-0-1).

**Mr. Edelson ended the closed session of the Board at 10:02 p.m.**

**Mr. Edelson** went into open session again and adjourned the OMCA Board meeting at 10:02 p.m.

Respectfully submitted: Amy Carpenter, Administrative Assistant



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 Lynn-Steven Engelke, Architectural Committee Chair ~ Phil Anderson  
 Judy Gottsagen ~ Bill McCormack Jr. ~ Paul Verchinski  
 Virginia Thomas, Columbia Council Representative

**July 11, 2017**

### OMCA Regular Board Meeting

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

**Present:** Kay Wisniewski, Vice-chair; Lynn Engelke, AC Chair; Ginny Thomas, Columbia Council Rep; Phil Anderson; Judy Gottsagen; Bill McCormack Jr.; Paul Verchinski; Sandy Cederbaum, Village Manager; Amy Carpenter, Administrative Assistant.

**Absent:** Jonathan Edelson, Chair

**Also Present:** Steve Gottsagen, Co-Chair, OM Safety and Security Committee

### Opening of Meeting

- **Ms. Gottsagen** motioned to accept the June 27, 2017 OMCA Board meeting minutes (ATTACHMENT "A"). **Ms. Engelke** seconded, and the motion passed (5-0-1).
- **Ms. Gottsagen** motioned to accept the July 11, 2017 OMCA Board meeting agenda (ATTACHMENT "B"). **Ms. Engelke** seconded, and the motion passed (5-0-1).

### New Business

#### Cable and Utility Boxes

- **Ms. Wisniewski** reported on advancement of the cable box issue. The box on Kilimanjaro has been replaced. A new box has been ordered for the box near Jeffers Hill Elementary School. Residents are asked to use the online complaint form on the Howard County Cable Administration website to report broken equipment. More info on this complaint form will be posted on the Oakland Mills website.
- **Ms. Wisniewski** read a letter that she plans on sending to County Executive Allan Kittleman regarding the cable box issue and asked for the Board's feedback. A discussion ensued. **Ms. Wisniewski** said one option is to ask that companies identify their equipment/boxes when their contracts renew so residents and the Board are aware of whom they belong to. **Ms. Engelke** asked if other villages might be interested in pursuing this issue. **Ms. Cederbaum** said she would bring it up in the next village managers' meeting. **Mr. McCormack** suggested that replacement boxes be installed at grade rather than above ground.

#### Board Vice-Chair Report

- **Ms. Wisniewski** said that she would like to put together a certificate and bouquet in recognition of Mrs. Kim, owner of Oakland Mills Cleaners. The business will close July 31<sup>st</sup>, and Mrs. Kim and her family have done much for the community. **Ms. Cederbaum** said she would put together a certificate for Mrs.

Kim. **Ms. Thomas** suggested giving the recognition to Mrs. Kim this weekend rather than on July 31<sup>st</sup>.

## CCR Report

- **Ms. Thomas** reported that the rock wall at Thunder Hill pool is safe and fully functional. CA will be conducting a study soon on baby pools and shade. She will report to the Board soon on CA's plan to improve all pools and the budget for next year.
- A question was asked regarding fundraising at Oakland Mills Fall Festival. **Ms. Cederbaum** said fund raising is allowed and encouraged at the Festival.

## Manager's Report

- **Ms. Cederbaum** reported on road issues in Oakland Mills (ATTACHMENT "C"). Howard County is conducting traffic speed and vehicle count studies on Kilimanjaro, and she will pass those results on to the Board when they come in. She reported that Howard County has no plans currently for calming measures on Kilimanjaro due to its designation as a school speed enforcement zone. **Ms. Cederbaum** reported that Howard County Engineer Buck Bohmer is still putting together a timeline for the roundabout at Farewell and Stevens Forest Roads. **Ms. Cederbaum** reported that there have been staffing changes at the County, so progress on streetscapes has stalled. She will call next week to follow up again.
- **Ms. Cederbaum** said that the Farewell Road Street Calming Committee is reportedly seven votes away from the 67% vote in support of the humps that is needed to pass. She said the Street Calming meeting will take place on July 12<sup>th</sup>. The county engineer and a representative from the Fire Marshall's office will be present. The Police will not have a representative present but will send a statement to the meeting.
- **Ms. Cederbaum** reported that Howard County is opening a summer food bank in the Teen Center which will be open two days a week for two hours. The Roving Radish is also conducting a food program. Meals may be ordered online for a fee, with subsidized prices available for those in need. There will be a Roving Radish food van in front of the Teen Center on Wednesdays for meal pick-up.
- **Ms. Cederbaum** reported that The Other Barn's dumbwaiter has broken again. **Ms. Cederbaum** reported on safety issues concerning a resident who has become threatening about a covenant issue. **Ms. Cederbaum** said the matter is actually a CA legal case and Oakland Mills should no longer be involved. **Mr. Verchinski** requested that the CA Representative, **Ms. Thomas**, take the issue to CA.
- **Ms. Thomas** said she would bring the issues to CA and requested a bulleted list she can present to CA regarding the property, issues, and timeline. Ms. Thomas asked to be informed of facility-related and other issues involving CA so that she can be of assistance in her role as Council Rep.

## Committee Reports

### BWI Roundtable

- **Mr. Verchinski** reported that the BWI Roundtable meeting will be on July 18<sup>th</sup>. He said the FAA is setting up algorithms to disperse flights in the area. He expressed cautious optimism, but he said the change will take time. **Ms. Thomas** requested a draft letter from **Mr. Verchinski** that CA could use to raise support for the issue.

### Board Bulletin Board

- **Ms. Gottsagen** reported that there was a vehicle theft in the 5700 block of Forest Ridge. She also reported that she is setting up a meeting with the new Community Outreach Officer, Roberto Lopez. She praised Neighborhood Outreach Officer Supervisor Sgt. Zammillo's work with the community.

- **Ms. Engelke** reported that the date of the tree workshop has been moved up from November to October 28<sup>th</sup>. An arborist, landscape architect, and other professionals will be make presentations at the workshop. She reported on the recurring incidents of improvements made on homes in foreclosure. Banks are making improvements but not getting permission from the RAC to make those improvements, often violating OM covenants in the process. She and Mr. Engelke will be attending the Million Dollar Meeting of Realtors to find out what can be done to inform and remind banks of the covenants before they make improvements to homes.

**Ms. Wisniewski** adjourned the OMCA Board meeting at 8:08 pm.

Respectfully submitted: Amy Carpenter, Administrative Assistant

### **Action Items from the July 11, 2017 OMCA Board Meeting**

#### **Board Action Items:**

**Ms. Wisniewski:** Letter to County regarding broken cable/utility boxes.

**Ms. Wisniewski:** create certificate wording and purchase bouquet for Mrs. Kim

**Ms. Thomas:** Discuss a property issue with Mr. Matthews

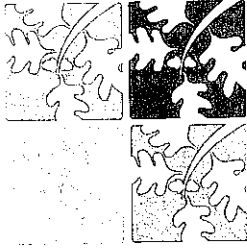
**Ms. Gottsagen:** Arrange meeting with Officers Zammillo, Lopez, Gottsagens and Ms. Cederbaum

**Ms. Engleke:** Meet with Ms. Cederbaum and Covenant Advisors to discuss rehab of foreclosed properties and covenant process.

#### **Staff Action Items:**

**Ms. Cederbaum:** Draft timeline and memo for Ms. Thomas about property issue

**Ms. Cederbaum:** Continue to follow up on all roadway and traffic issues



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**Oakland Mills Community Association  
Village Board**

The Other Barn ~ 5851 Robert Oliver Place ~ Columbia, MD 21045  
**Board Members: Board Chair**, Jonathan Edelson, **Board Vice-Chair**, Kay Wisniewski  
**Architectural Chair**, Lynn-Steven Engelke, Phil Anderson, Judy Gottsagen,  
Bill McCormack Jr., Paul Verchinski  
**Columbia Council Representative**: Virginia Thomas

**\*Revised Agenda - See Closed Session after Adjournment**

**6:00 p.m. - 7:00 p.m.**

**Second Meeting of the Members of the Association** to vote on a proposed change to the OMCA Articles of Incorporation, Article EIGHTH

Voting is in person. NOTICE OF SECOND MEETING

**AGENDA**

**Oakland Mills Board of Directors Meeting  
Tuesday, July 25, 2017**

- 7:00 p.m. Opening of Meeting**  
Approve Minutes from July 11, 2017 Board Meeting  
Approve Agenda for July 25, 2017 Board Meeting
- 7:05 p.m. Resident Remarks**
- 7:10 p.m. New Business**  
**Discussion with Howard County Police, Community Outreach Division**, Lt. Jennifer Reidy-Hall,  
Sergeant James Zammillo, Officer Roberto Lopez
- Adequate Public Facilities Ordinance**, Discussion
- 8:10 p.m. Old Business**  
**Discussion of Proposed Changes to the CA Assessment Share to Villages**, Board and Village Manager
- 8:25 p.m. Board Chair Report - School Redistricting**  
Jonathan Edelson
- 8:40 p.m. CCR Report**, Virginia Thomas
- 8:50 p.m. Manager's Report**, Sandy Cederbaum



**9:00 p.m. Committee Reports**  
**Safety & Security, Judy and Steve Gottsagen**

**9:10 p.m. Board Bulletin Board**

**9:15 p.m. Adjourn**

\* 9:15 p.m. Closed Session

Pursuant to the Maryland Home Owners Association Act pertaining to closed sessions, the Oakland Mills Board of Directors will meet in closed session to discuss a legal matter.

Upcoming Events - for event details go to <http://oaklandmills.org>  
All events are held at The Other Barn unless otherwise noted:

**July 25, 6:00 - 7:00 p.m. - Second Meeting to vote on Change to Articles of Incorporation**

**July 25, 7:00 p.m. - OMCA Board Meeting**

**August 2, 6:30 p.m. - OM Pool Party - SOLD OUT**

**August 8, 7:00 p.m. - OM Board Meeting**

Save the Date: Oakland Mills Fall Festival, Sat. Oct. 7, 11 - 4

Currently seeking vendors.

## ATTACHMENT C

### Current By-Law:

Amendment to Article II Board of Directors, Section 2.03 Election of Directors.  
(approved by the majority of those members casting votes in the Village Election on April 17, 1999)

IN ORDER TO SERVE ON THE VILLAGE BOARD, CANDIDATES OWNING PROPERTY IN OAKLAND MILLS, MUST, UPON ELECTION, OBTAIN A CERTIFICATE OF COVENANT COMPLIANCE WITHIN 60 DAYS.

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### By-Law Policy Implementation:

Upon election, all board members who own property in Oakland Mills must obtain a Letter of Covenant Compliance. If the Covenant Advisor determines that the property is not in compliance, the member must bring it into compliance within 60 days of the election beginning of the Association's business year, May 1. Board members who do not bring their property into compliance within 60 days ~~are not permitted to vote at meetings of the Village Board and the Architecture Committee. Failure to submit and carry out a reasonable timeframe for compliance will result in permanent removal from the Board.~~ will be removed from the Board of Directors for the remainder of the Association's business year (May 1 – April 30).

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- 1) Upon election of the board, the Covenant Advisor will immediately inspect each board member's property and issue a Letter of Covenant Compliance or a Letter of Non-Compliance.
  - A letter to a non-compliant board member must include the text of the by-law amendment with a reminder that the property needs to be brought into compliance within 60 days of the election. It must instruct the non-compliant board member contact the Covenant Advisor to acknowledge receipt of the letter, submit a timeframe for compliance, and request a date for re-inspection.
  - Copy of Letters of Non-Compliance and Letters of Compliance must be sent to Village Manager, Board Chair(s), and Architecture Committee Chair.
- 2) **30 Days after receiving the date of the initial letter:** If the non-compliant member does not respond to the Covenant Advisor after 30 days, the Covenant Advisor will send the board member a second letter.

- Content of letter to include a reminder of the 60-day deadline, a request that the Board Member contact the Covenant Advisor with a timeline, and a date for re-inspection.
- Copy of 30-day reminder letter to be sent to the Village Manager, Board Chair(s), and Architecture Committee Chair.

3) **50 Days after receiving the date of the initial letter:** Covenant Advisor will give a status update to the Village Manager, Board Chair(s), and AC chair on all Board Members who have properties that remain out of compliance. This will include correspondence between Covenant Advisor and Board member as well as a summary of conversations and copies of emails.

4) **60 Days after new board takes office May 1:** If the property remains out of compliance at this point, the non-compliant member is suspended until he/she obtains a Letter of Compliance. If the property remains out of compliance after 60 days and the member fails to provide evidence that all violations will be completely corrected within the next 30 days (90 days after the election), the member will be permanently removed from the board for the remainders of that board's term.

Approved by Oakland Mills Board of Directors 1\_26\_16

# ATTACHMENT D

UPDATED: July 21, 2017

TO: Oakland Mills Board of Directors  
Virginia Thomas, OM Columbia Council Representative

FROM: Sandy Cederbaum, Village Manager

SUBJ: Assessment Share Formula, Draft Proposed Recommendations

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Listed below are my comments based on sitting through two identical presentations on the proposed assessment share formula. I'd like to commend the study work group for taking a very tough task of creating a formula and providing a very quantifiable basis for providing new figures. However, the villages are unique and there are some concerns that are not easily quantifiable and don't fit into a nice neat package. It's a great first step but important conversations need to occur before a final package is agreed to and voted on.

- 1) **Cap** the amount of base assessment share decrease for villages that will incur a loss. There is great disparity between those who are getting significantly more funding and those who will receive a decrease in funding? While everything may not be quantifiable, it should be fair and equitable. A large percentage loss of assessment share will dramatically affect villages operating revenue and the services that the village provides to its residents. This will have a negative impact on the manner in which a village operates. Certain expenses cannot be cut in order to run a business.  
Refer to chart to see increase/decrease proposals.
- 2) **Allow all villages to retain the FY17** portion that would have been returned to the Contingency Fund since the total amount of the fund will be disbursed and the fund will cease to exist in the future. This is especially important for those villages that will have a decrease in the base assessment share. At a minimum villages received a decrease in the assessment share should be allowed to retain the funds.
- 3) **Property Standards Evaluator** – reassess villages paying out of village funds. We asked for the PSE funding in FY18 and were denied but told it would be revisited in FY19. Take OMCA for example – we will have a decrease in our base assessment and then, if the villages votes for a PSE, we'd have to fund it out of our funds. This would not be feasible given the decrease in our proposed assessment share.
- 4) **Properties:** What discussions have transpired about the aging house inventory in older villages, aging population, and lower median incomes among residents to maintain property?

Though it's hard to quantify the covenant related costs associated with aging properties and aging populations I think a discussion should take place.

**Facilities:** Aging multi-level facility with 2 lifts that are beyond their best use date, break down and have not been replaced. In depth assessment of costs associated with aging facilities and neighborhood centers in relation to newer facilities. Specific costs should be studied as opposed to the entire category of building and equipment related items. For example – costs associated with elevator and dumbwaiter maintenance – unique to Oakland Mills. Stage and auditorium related expenses unique to Wilde Lake.

**Independent Financial Analyst:** Suggest an independent financial analyst to review current assessment share formula and come up with recommendations for new formula

**Contingency Fund – remove village contribution:** The current proposal is that the villages can retain up to 30% of their cash reserve left after operating expenses. Suggest that we do away with the cap and let villages retain entire amount.

Alternative would be to retain entire amount for 3 years and revisit. Or, retain 50%.

Also, if the current fund is disbursed with each village receiving approximately \$20,000 then recommend that that \$20,000 not be counted as a village cash reserves going forward (thus not given right back to CA is there is a CAP on what villages can retain in cash reserves. **Sandy can explain.**

**Manager's Report**

**Submitted by Sandy Cederbaum on July 21 for the July 25, 2017 Oakland Mills Board Meeting**

Refer to Attached task list for updates on issues the board is following.

**County Issues:** County Zoning - Upcoming Meeting on July 24, HC Central Library 7 – 8:30 pm  
Farewell Road Street Calming – validated ballots w/Kay Wisniewski, will have county validate as well

**HCPD:** Attended a meeting with Sgt. Zammillo and Officer Lopez along with Judy and Steve Gottsagen

**CA:** CA will be repairing 3 tunnels, SF/Kilimanjaro; Mirrorlight; and Thunder Hill/Whiteacre  
Replied to CA in response to the new CA/HCEDA Village Center Strengthening initiative informing them of OM village center vacancies.  
CA replied that they have been in conversation w/Cedar Properties.

**Village Managers Meeting:** Discussed proposed changes to assessment share for FY19/FY20

**Daily Issues that Manager is working on:**

Ballot ready for July 25 second meeting vote of members. (7/25, 6 p.m. – 7 p.m.)

Dumbwaiter repaired, new thermostat installed at Talbott Springs  
courtyard pavers being replaced along the side of The Other Barn to help with drainage  
Loft elevator side door repair

Obtaining bids on new copier and maintenance agreement

Working w/Ginny Thomas, Jonathan, Lynn on CA ARC case and issues concerning same

**Bookkeeping, payroll, daily facility and HR issues.**

Payroll, 401K audit and processing, employee HR issues, meeting agendas, and staff meetings along with facility related issues.

**Upcoming Events:**

Coffee w/A Cop at The Other Barn on Thurs. Aug. 10 at 10 a.m. OMCA will purchase treats/coffee/tea/cold drinks. RSVP to <mailto:manager@oaklandmills.org>

Pool party – tickets sold out. Brigitta has Lively Arts lineup and will be pushing out information/advertising upcoming season which starts in October.

Vendor packets sent out for Oct. 7, 2017 festival. Accepting vendor applications.

Safety and Security Committee  
July 25, 2017

We are happy to welcome our two new Outreach Police Officers: Sgt. James Zammillo, and Officer Roberto Lopez. We met with them last week to introduce ourselves and to summarize some of our security concerns.

- The gift to Officer Buchanan was delivered last week.
- There has been a large increase of car thefts, car tire thefts, and thefts from cars throughout Howard County. Prevent these crimes of opportunity by always locking your car, have nothing in view inside of your car, and if possible park your car under a light.
- There have been various incidents on Enquiry Ct. with the police responding. A neighborhood meeting may be planned in the near future to discuss resident concerns of safety and security, and to provide suggestions to remedy the concerns.
- We are randomly monitoring the presence of visible security at the Oakland Mills Village Center after 8 pm.
- We have spoken to the corporate Security Officer for Weis concerning the need for more security in the store, and the need to enforce their in-store security policies.

Join us on August 10, 2017 at 10 am  
for Coffee with a Cop  
This will be held at The Other Barn

Come to discuss safety and security concerns, and to share any questions you might have with our Outreach Officers.

Oakland Mills Safety and Security Committee

REPORT	BEGINS	07/10/2017	Incident	Weapon Used	Injury	Arrest Made	Notes
Date Reported	Time	Location					
07/10/2017	7:41 AM	5700 block Stevens Forest Road	Residential Burglary	???	No		Unknown suspect(s) gained entry to the residence through unknown means and stole a purse.
07/10/2017	PM	5600 block Stevens Forest Road	Theft From Car	No	No		Resident reported that 4 installed tires were removed from their car.
07/11/2017	PM	9600 block Whiteacre Road	Theft From Car	No	No		Resident reported that 4 installed tires were removed from their car.
07/14/2017	5:00 PM	Broken Land Parkway (west)	Car Accident	No	No		Resident reported car accident. Several police cars responded.
06/24/2017 through 07/11/2017	PM	9000 block Philip Dorsey Way	Residential Theft	No	No		Resident reported 2 bikes stolen from garage.
07/16/2017	2:00 PM	Exxon on Stevens Forest Road	Traffic Stop	No	No		Resident reported several police cars responded to incident.
07/16/2017	7:17 AM	6200 block Stevens Forest Road	Vehicle Theft (Attempted)	No	No		Resident reported an attempted theft of a Honda Civic.
07/16/2017	PM	Forty Winks Way	Theft From Vehicle	No	No		Resident reported that one of their cars was broken into, change taken. Resident also reported that a neighbor's car was broken into, change and sunglasses taken. Police Called.



Date Reported	Time	Location	Incident	Weapon Used	Injury	Arrest Made	Notes
07/14/2017 through 07/19/2017	???	9300 block Enquiry Court	Residential Theft and Theft from Vehicle	???	No		Unknown suspect(s) attempted to gain entry to a shed by breaking the latch and damaging the door. Unknown if entry was gained; nothing was reported stolen. Car window broken, tennis shoes stolen. Also, an Enquiry Court resident smashed the window of an SUV parked on that court. Police are investigating all incidents.
REPORT	ENDS	07/24/2017					

**JULY 2017 ARCHITECTURE CHAIR REPORT**  
Lynn-Steven Engelke

**Property Concerns: Summary (Deb Buie)**

May 1, 2017 to May 30, 2017

- Twenty-nine (29) complaints received
- Seventeen (17) violations found
- Nineteen (19) resolved
- Twenty-two (22) 15-day first notices
- One (1) 15-day second notice

June 1, 2017 to June 30, 2017

- Seventeen (17) complaints received
- Nine (9) violations found
- Three (3) resolved
- Seven (7) 15-day first notices
- Four (4) 15-day second notices

**Outstanding Issues**

- Foreclosure properties (Camelback and Rocksparkle)
- Commercial properties [Exxon (at CA), Kid's Habitat (1<sup>st</sup> letter 7/17/17), Sam's Mart (1<sup>st</sup> letter 7/17/17, Tagi's Salon (2<sup>nd</sup> letter 7/13/17)]

**CA Updates**

- Owen Brown Road: case closed due to compliance 7/19/17
- Rocksparkle: sold at auction (awaiting update from Piper)?????
- Wandering Way: extension until December 15, 2017
- Farewell: extension until September 30, 2017
- Hound Hill: declined by CA, returned to OM
- No New cases sent to CA

May 1 to June 30, 2017- Twenty-three (23) cases resolved  
Types of Complaints: 6 dead tree complaints and 17 grass complaints

**Exterior Alterations: Summary (Carrie Wenholtz)**

April 18, 2017 to June 30, 2017

Date	Received	RAC Meeting Summary				Withdrawn
		Approved	Denied	Tabled	Withdrawn	
5/18/2017	17	13			4	1
6/1/2017	18	11		1	5	2
6/15/2017	10	11		1	1	1
7/6/2017	19	19		1		1