



# 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

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**August 8, 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; Lynn Engelke, AC Chair; Ginny Thomas, Columbia Council Rep; Bill McCormack Jr.; Paul Verchinski; Sandy Cederbaum, Village Manager; Amy Carpenter, Administrative Assistant.

**Absent:** Kay Wisniewski, Vice-chair; Judy Gottsagen

**Also Present:** See resident list

### **Opening of Meeting**

- **Ms. Engelke** motioned to accept the July 25, 2017 OMCA Board meeting minutes (ATTACHMENT "A"). **Mr. Edelson** seconded, and the motion passed (4-0-0).
- **Ms. Engelke** motioned to accept the August 8, 2017 OMCA Board meeting agenda (ATTACHMENT "B"). **Mr. Edelson** seconded, and the motion passed (4-0-0).

### **New Business**

#### **OMCA Board Vacancy Discussion**

- **Mr. Verchinski** motioned to fill the Board vacancy, advertise it for 30 days, and conduct a full board interview of the applicants. **Mr. McCormack** seconded.
- **Ms. Engelke** asked for clarification on how the vacancy would be advertised. **Mr. Verchinski** answered that it would be advertised similarly to how OMCA job openings are advertised. **Mr. Edelson** stated that he was going to propose something similar but expressed concern that a full board interview would not be feasible if there were too many applicants. He suggested a different process: ask applicants to send in letters and if there were enough applicants, suggested the Board would read through the letters and choose the top three applicants. Then the Board could conduct interviews of the top three applicants.
- **Ms. Engelke** stated she was uncomfortable with voting on the same night of the discussion. The Board Meeting Standards dictates that items requiring a vote be raised at least one meeting before the proposed vote.
- **Ms. Engelke** suggested that two weeks be given for applicants to send in letters of interest.
- **Mr. McCormack** suggested keeping the number of Board members at six and not filling the vacant Board member seat. He said that six members may be able to support the workload of the Board. **Mr. Edelson** pointed out that during elections there are usually more candidates than Board openings, indicating that the community supports seven Board members. **Ms. Engelke** said that some Board members shoulder too much work, and an additional Board member could handle some of the extra

work.

- **Mr. Verchinski** asked if former Board member Phil Anderson had agreed to shoulder any responsibilities. **Mr. Edelson** answered that Mr. Anderson agreed to continue as Chair of the Community Outreach Committee and that he (Mr. Edelson) intended to bring this up for Board approval.
- **Mr. Edelson** motioned to amend **Mr. Verchinski's** motion to fill the vacancy with a two-week letter of interest period followed by a Board review of the letters and interview of top candidates. **Ms. Engelke** seconded. **Mr. Verchinski** did not accept the amendment. A vote was taken on the original motion to fill the vacancy, advertise it for 30 days, and conduct a full board interview. The motion was defeated (0-4-0).
- **Ms. Engelke** motioned to fill the vacancy with a request for letters of interest followed by a 2-3 week window for candidates to send in their letters (accommodating Labor Day weekend), a Board discussion of the letters at the Sept. 12<sup>th</sup> Board meeting, and formation of a plan for how to interview people who expressed interest. **Mr. Verchinski** called for a point of order. He stated that he motioned to fill the vacancy, and his motion was defeated, therefore the Board had voted to not fill the vacancy. **Mr. Edelson** answered that **Mr. Verchinski's** motion was to fill the vacancy under certain criteria, and it was those criteria that were defeated. **Mr. Edelson** seconded **Ms. Engelke's** motion. The motion was lost (2-2-0), with **Mr. Verchinski** and **Mr. McCormack** voting against. **Mr. Edelson** stated that the Board would do nothing to fill the vacancy for now.

#### **OMCA Budget Requests for CA FY19/FY20 Budget**

- **Ms. Cederbaum** presented proposed budget requests for the CA FY19/FY20 Budget (ATTACHMENT "C"). She said that requests for replacement of the Lift and loft lights have been approved. CA has also approved a complete overhaul of the electrical system in The Other Barn. **Mr. Edelson** said the budget requests could help make Oakland Mill's case with the CA assessment share. **Mr. Verchinski** suggested prioritizing the list to make OMCA's requests more poignant to CA. A discussion ensued on what should be prioritized. **Mr. McCormack** suggested that **Ms. Cederbaum** should prioritize the list, and **Mr. Edelson** and **Ms. Engelke** agreed.
- **Mr. Verchinski** asked for clarification on what part of the Village center parking lot is Oakland Mill's. **Ms. Cederbaum** answered that the side parking lot adjacent to The Other Barn is Oakland Mill's from the handicap spot to the sidewalk (does not include Little Caesar's side of the parking lot). **Mr. McCormack** asked about the missing sidewalk that Verizon removed behind the Community Bank. **Ms. Cederbaum** said it was either Cedar or CA's responsibility and said she would find out. **Ms. Cederbaum** said the skate rink is CA's responsibility, but Oakland Mills can advocate for the skate rink.
- **Mr. Verchinski** pointed out that the budget requests only applied to The Other Barn. He asked about other Oakland Mills facilities. **Ms. Cederbaum** said she visited the Thunder Hill, Stevens Forest, and Talbott Springs Community Centers and found them all to be in good shape.
- **Ms. Cederbaum** presented the timeline for the budget requests. The requests are due September 6<sup>th</sup>. **Mr. Edelson** will testify on September 14<sup>th</sup> regarding Oakland Mill's budget requests.

#### **Old Business**

##### **Revised Board Member Covenant Compliance Process**

- **Mr. Edelson** presented the proposed new Board Member Covenant Compliance policy (ATTACHMENT "D"). He indicated the language that was changed after the July 25<sup>th</sup> Board meeting discussion on the subject. A discussion ensued. **Mr. Edelson** and **Ms. Engelke** suggested that the optional free covenant compliance inspection be included in the candidate's information packet.
- **Ms. Engelke** motioned to accept the revised By-law policy. **Mr. Edelson** seconded, and the motion

passed (4-0-0).

### **School Redistricting**

- **Mr. Edelson** reported on August 2<sup>nd</sup>'s Redistricting Panel meeting. He said the Area Attendance Committee found the mistake that was made when compiling the school district's FARMS data and explained what that mistake was. He encouraged the education committee to continue communicating and making sure everyone is taking the AAC Draft Plan Survey even if they do not have children attending the schools. He also said the community should continue to advocate and be vocal when the issue goes before the School Board in October/November.
- **Ms. Engelke** praised the education committee for their work. A resident praised **Mr. Edelson** and PTA reps who advocated for all Oakland Mills students at the panel.
- As requested by the Howard County School Office of School Planning, Ms. Renée Kamen, **Mr. Edelson** emailed his alternate plan to Ms. Kamen.
- **Mr. Edelson** said he had received a copy of the Spanish version of the AAC Draft Plan Survey. He said it is a hard copy, and there is no online Spanish-language survey. He asked if Oakland Mills could send the survey out. **Ms. Cederbaum** said if the entire document is translated, she can copy and paste it and send it out.
- **Ms. Engelke** asked when the survey submission deadline is. **Mr. Edelson** answered that the survey will be available as long as the AAC is working on its recommendations. That survey will be taken down and another will replace it during the next phase of redistricting.

### **Board Chair Report**

- **Mr. Edelson** said that on August 21<sup>st</sup> there would be another Village Chair meeting about the CA assessment share. He said that Dr. Calvin Ball asked to meet with OMCA Board members for dinner at 5:30 p.m. on August 22<sup>nd</sup>. He also said Randy Clay would be at the August 22<sup>nd</sup> Board meeting to present updates on the Santiago-Stevens Forest and White Acre-Basket Ring Streetscape.

### **CCR Report**

- **Ms. Thomas** reported on the Inner Arbor Board meeting. **Ms. Thomas** said there are concerns regarding the pathway system near the Chrysalis which is not handicap accessible, the current restroom facilities, and the rental/cancellation policy for bookings.
- **Ms. Thomas** reported on shade for the baby pool at the Thunder Hill pool facility. A discussion ensued. Plans to raise the tree canopy and clear brush near Stevens Forest Community Center was brought up. **Mr. Edelson** said we should encourage the CA to work with schools.

### **Manager's Report**

- **Ms. Cederbaum** referred to her printed report (ATTACHMENT "E") and presented the results of the Second Meeting on the Articles of Incorporation Amendment. Ten residents voted. Nine voted for the amendment, one voted against. **Mr. McCormack** motioned to accept the vote. **Mr. Edelson** seconded. A vote was taken, and the motion passed (4-0-0).
- **Ms. Cederbaum** reported that County Traffic Engineer Buck Bohmer said that street humps should be installed on Farewell Road in late September.

### **Committee Reports**

- **Ms. Cederbaum** referred the Board to the printed Safety and Security report (ATTACHMENT "F").

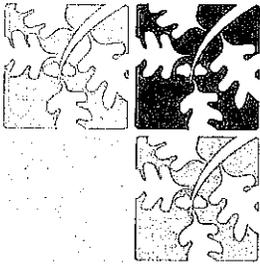
### **Board Bulletin Board**

- **Mr. Verchinski** said that the next BWI Roundtable meeting would be August 22<sup>nd</sup> from 7-10 p.m. at the Maryland Aviation Administration Offices.
- **Mr. Verchinski** referred to the printed Senior Advisory Committee report (ATTACHMENT "G").

- **Mr. McCormack** reported that he went to the presentation, “Undesign The Redline” on May 17th at the Enterprise Building in downtown Columbia. He had one meeting with two people, Peter Laanisto, Assistant Finance/Treasury Manager, and Jean Sedlako, Assistant General Counsel, from Enterprise on July 19th at Enterprise. I presented Oakland Mills Housing Goals and Plans and how the G&Ps could be part of phase two of Undesign The Red Line. They were going to meet with Enterprise executives about their meeting with **Mr. McCormack** and get back to him.
- **Ms. Carpenter** said she has noticed the absence of loiterers at Sam’s Mart and has felt safer walking in the area.

**Mr. Edelson** adjourned the OMCA Board meeting at 8:41 p.m.

Respectfully submitted: Amy Carpenter, Administrative Assistant



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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.

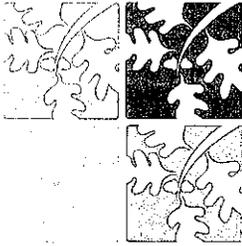
**Ms. Wisniewski** motioned to go into a closed session of the Board for consulting with staff personnel, consultants, attorneys, or other persons in connection with pending or potential litigation. **Ms. Engelke** seconded, and the motion passed (5-0-1).

**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

DRAFT



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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, Judy Gottsagen,  
Bill McCormack Jr., Paul Verchinski  
Columbia Council Representative: Virginia (Ginny) Thomas

**Oakland Mills Board of Directors  
Meeting Agenda  
August 8, 2017  
7:00 p.m.**

- 7:00 p.m. Opening of meeting**  
Approve Minutes from July 25, 2017 Board Meeting  
Approve Agenda for August 8, 2017 Board Meeting
- 7:05 p.m. Resident Remarks**
- 7:10 p.m. New Business**  
**OMCA Board Vacancy, Board Discussion**  
**OMCA Budget Requests for CA FY19/FY20 Budget**
- 7:20 p.m. Old Business**  
**Revised Board Member Covenant Compliance Process, Board Discussion**  
**School Redistricting**
- 7:30 p.m. Board Chair Report, Jonathan Edelson**
- 7:40 p.m. CCR Report, Virginia Thomas**
- 7:50 p.m. Manager's Report, Sandy Cederbaum**
- 8:00 p.m. Committee Reports**  
**Safety & Security, Judy Gottsagen**  
**Education, Jonathan Edelson**
- 8:20 p.m. Board Bulletin Board**

**8:30 p.m.                    Adjourn**

**Upcoming Events – for event details go to <http://oaklandmills.org>**

All events are held at The Other Barn unless otherwise noted

**August 8, 6:00 p.m. – 7:00 p.m. – OM Education Committee**

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

**August 10, 10:00 a.m. – Coffee with a Cop**

**August 22, 7:00 p.m. – OM Board Meeting**

**SAVE THE DATE:**

**Sept. 17, 5:00 p.m. – 7:00 p.m., Jazz in the Mills**

**Oct. 7, 11 – 4 p.m. – OM Fall Festival, currently seeking vendors**

August 8, 2017

**FY 19/FY20 Budget Requests  
Submitted by the Oakland Mills Board of Directors**

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The following are the Budget Requests discussed and approved by the Oakland Mills Board of Directors at the August 8 and August 22, 2017 Board meetings:

**The Other Barn**

**Replacement HVAC Units in the Loft**

The recent assessment study of the Other Barn indicates the ages and necessary replacement of the units. According to the CA HVAC replacement schedule the units are not scheduled for replacement until FY21. We request that the timeframe be evaluated for possible HVAC units at the Other Barn occur in FY19/FY20.

**Dumbwaiter Replacement**

We have had multiple service calls. The current dumbwaiter repeatedly fails to operate when items are placed in it and renders it useless. We would like an assurance that problems continue to occur with the dumbwaiter that CA replace the unit.

**Second Level Restroom**

The Oakland Mills Board continues to have concerns over the fact that there is no second floor restroom. It is our understanding that CA will address the feasibility of a second floor restroom when the new handicap lift is installed. This should be in the FY19/FY20 budget timeframe.

**Replacement Ceiling Lights in the Loft**

We would like the ceiling light fixtures in the loft either retrofitted to accommodate LED bulbs or replaced with LED lighting. Our current fixtures are not LED and bulbs frequently go out. We spend almost \$200 each time we need light bulbs replaced because of the height of the ceiling and the need for two construction crew members to make the service call. Replacement with LED bulbs would be energy efficient and cut down on our bulb replacement costs.

**Replacement Floor Covering in the LOFT – in lieu of Carpet**

The Loft carpet, though replaced in 2015 is in terrible shape and has not held up to the high volume of traffic in the Loft every weekend. Despite continued cleaning a majority of the carpet, especially in high traffic areas is soiled to the point that it can no longer be cleaned. When we discussed the carpet installation in 2015 we asked for wood flooring in lieu of carpet due to the Wear and tear that we saw occur to the prior carpet. This request was denied and now, two years later we are left with an unsightly, worn, and dirty carpet. We request that the carpet Be replaced with some flooring other than carpet and that this request along with the stair tread replacement be done as soon as possible.

**Replacement Stair Rubberized Carpet for the Silo Staircase and the Rear Staircase**

Both sets of stair carpet are worn and in need of replacement. Stair “rubber carpet” is now almost 10 years old.

**Carpet for the Offices at the Other Barn**

Office carpet has not been replaced for close to 20 years and is extremely worn and in need of replacement.

**Parking Lot Repaving and Striping**

Side parking lot needs new parking to be repaved and have line striping and new “Other Barn Parking Only” lettering redone. There are cracks in pavement and all stripes and lettering almost completely faded.

**Neighborhood Center Signs**

We understand that CA plans to replace entrance and neighborhood signs for all 10 villages. We have requested for the past 5 years that our neighborhood center signs be replaced due to their deteriorating condition.

The OM Board supports replacement of signs for all ten villages within a three year timeframe rather than a 10 year timeframe as has been suggested as well. Given the deteriorated condition of the neighborhood center signs we’d ask that priority be given to replacing all Oakland Mills signs and that CA provide a presentation to the village board regarding the design of the new signs.

**Assessment Share**

Memorandum attached

**Ice Rink**

CCR and Board input

## ATTACHMENT D

### **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 beginning of the Association's business year, May 1. Board members who do not bring their property into compliance within 60 days 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) **Between April 1 and April 20**, the Covenant Advisor will inspect each candidate's property and issue a Letter of Covenant Compliance or a Letter of Non-Compliance.
  - A letter to a non-compliant candidate 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 the start of the business year (May 1) if that candidate is elected. It must instruct the non-compliant candidate to contact the Covenant Advisor, if elected, 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) **May 31, 30 Days after the start of the business year:** 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) **June 20, 50 Days after the start of the business year:** 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) **June 30, 60 Days after May 1:** If the property remains out of compliance at this point, the non-compliant member is permanently removed from the board for the remainder of that board's term.

**Manager's Report**

**Submitted by Sandy Cederbaum on August 4 for the August 8, 2017 Oakland Mills Board Meeting**

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

**Second Meeting on Articles of Incorporation Amendment:**

Ten members of the association voted on July 25, 2017. Nine voted to support the amendment and 1 voted against. The amendment passed.

**BOARD ACTION: ACCEPT THE VOTE OF THE SECOND MEETING on JULY 25, 2017.**

**County Issues:**

**Farewell Road Street Calming** – Letter to be sent to County regarding validated process

**August 22nd meeting:** Santiago to Stevens Forest and White Acre to Basket Ring Streetscape – Update and discussion with Randy Clay.

**HCPD:** Coffee with a Cop at The Other Barn on Thurs. Aug. 10 at 10 a.m.

**CA** – Began work on repairs to the inside of the Stevens Forest/Kilimanjaro tunnel  
Did annual facility walk (all four facilities) through/inspections w/CA staff

**Pool Party** – rain caused us to have an indoor pizza party. Many thanks to Brigitta Warren for organizing and to Ginny Thomas and Bill McCormack for volunteering.

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

**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>

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

Safety and Security Committee  
August 7, 2017

- Piles of religious brochures were found under/on top of cluster mailboxes in Oakland Mills. The 21045 postal office is aware of the packages left, with first reports coming from Postal carriers in the 21045 zip code area. The 21045 postal office has notified Postal Regulations and Enforcement in Washington, DC. and an investigation has begun.

Using cluster mailboxes to store or disseminate information is not against postal regulations unless the information is offensive. No complaints have been received by the Postal Office.

- There has been an increase of auto break-ins and theft. Thirty-three vehicles were broken into in Owen Brown last week, and there was one attempted car theft on the 6200 block of Stevens Forest Rd.
- On July 31, three men were peddling eyeglasses at 6 PM on Weis property by harassing customers entering the store. They were sitting on the Weis lawn chairs. A customer called the Other Barn office and asked for the police to be called. On Aug. 1, I spoke with the manager of Weis. She was unaware of this problem, but was given my printed information. I also suggested the chairs not be left outside. Weis has loss prevention worker, and a security guard. I saw the security guard on Aug. 1-2. He came outside of the store on Aug. 2. I suggested their guard be visible. We have been checking for the OM security guard also. I saw the new guard on August 2 while he was walking the shopping area.
- There has been increased police foot patrol and vehicle presence in Oakland Mills, including in our village center. A bike-share bike that had been chained on the Weis property was removed.
- The Oakland Mills Outreach officer has met with 2 residents from Enquiry Ct. due to increased disturbances and concerns.

**If you see any suspicious behavior, report it to the police immediately. Request a return call with a report and case number.**

Coffee with a Cop - Thursday, August 10 at 10 am  
The Other Barn

## ATTACHMENT G

### OAKLAND MILLS LONGEVITY EXPLORERS CORNER.

By Paul Verchinski, Oakland Mills CA Senior Advisory Committee Liaison

At the July meeting of the CA Senior Advisory Committee, we received updates on two items: pickle ball courts and The Loan Closet. There are now two pickle ball courts located in back of the Columbia Ice Rink. The tennis courts have been repurposed for pickle ball. There is also a Howard County Pickle Ball Association that has about 150 members. They use both CA and County pickle ball courts.

The Loan Closet gave us an update on their work. They accept for reuse and you can get items such as: bathing aids, canes, wheelchairs, ramps, stair glides, walkers, etc. My wife recently had her friend break her ankle and lower leg and secured a walker for her. The Loan Closet is located in the Long Reach Village Center. They are open Tuesday, Wednesday, and Thursday (9 - 4PM). They have processed over 5,000 items over the past year. The Loan Closet is looking for volunteers to clean donated equipment. You can volunteer for a few hours by registering at [www.hocovolunteer.org](http://www.hocovolunteer.org).

As many of you know, the Howard County Aging in Place Property Tax Credit (AIPC) filing was extended to September 1. I submitted the required information in April and just got my property tax bill. The bottom of the bill showed the deduction for the AIPC. What I did not realize is that if you pay the CA annual assessment, you can also get a reduced CA assessment. (see #11 on the back of your bill from CA). I have submitted a copy of my Howard County Tax Bill to CA. You can send a copy in to CA or bring it in and they will make a copy at the CA reception desk. Do not pay the CA bill if you have received a property tax credit since CA prefers not to have to issue rebate checks. CA will send you a revised bill and you have 30 days to pay the revised bill. Apparently, CA uses some factor since I received a 20% reduction for the AIPC, but only a 13.5% reduction from CA. You need to apply every year to CA to get the reduction.

Just a reminder that Howard County has three property tax credits that help older adults to continue living in this high cost County. The AIPC, the Livable Homes Property Tax Credit - up to \$2500 annually (helps one to make changes to your house - a necessity since most homes are 2 story), and the 25% Senior Tax Credit (this credit is income dependent and can not be combined with the AIPC). To check your eligibility, the County on June 29 has a new on line tool that asks you questions ([taxcredits.howardcountymd.gov](http://taxcredits.howardcountymd.gov)). All of these County credits will also reduce your CA assessment, but you need to apply.