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Oakland Mills Community Association

Village Board Meeting Minutes

The Other Barn ~ 5851 Robert Oliver Place ~ Columbia, MD 21045

Board Members: Jonathan Edelson, Chair ~ Chris Esoldo, Vice-chair

Lynn-Steven Engelke, Architectural Committee Chair

Liz Crammond ~ Bill McCormack Jr. ~ Paul Verchinski

Virginia (Ginny) Thomas, Columbia Council Representative



May 22, 2018

OMCA Regular Board Meeting

Mr. Edelson called the regular meeting of the OMCA Board of Directors to order at 7:01 p.m.

Present: Jonathan Edelson, Board Chair; Chris Esoldo, Vice-chair; Lynn Engelke, Architectural Committee Chair; Ginny Thomas, Columbia Council Representative; Liz Crammond; Bill McCormack Jr.; Sandy Cederbaum, Village Manager; Amy Carpenter, Administrative Assistant.

Absent: Paul Verchinski

Also present: See resident list.

Opening of Meeting

- **Ms. Engelke** motioned to accept the May 8, 2018 OMCA Board meeting minutes (ATTACHMENT “A”). **Mr. McCormack** seconded, and the motion passed (4-0-0).
- **Ms. Engelke** motioned to accept the May 22, 2018 agenda (ATTACHMENT “B”). **Mr. McCormack** seconded. **Mr. Edelson** motioned to amend the agenda to discuss a change in the amount of a gift card donation to the Matthews family during Old Business. **Mr. McCormack** seconded, and the motion to amend the agenda passed (5-0-0). The Board voted to accept the amended agenda (5-0-0).

Resident Remarks

- Joel Hurewitz updated the Board on the Verizon box issue. He said Verizon planned to cease use of the old copper wire boxes, so the boxes would become obsolete. Verizon said it would not remove the boxes. Mr. Hurewitz tried to push legislation through to require removal of the boxes, but the legislation did not pass. His next step was to ask the public service commission to take the issue over. Mr. Hurewitz forwarded to Mr. Edelson and Ms. Cederbaum the letter he was planning to send to the public service commission, but due to the late arrival of the letter, it was not presented to the Board at the meeting. **Mr. Edelson** said he and Ms. Cederbaum would forward the letter to the Board so they could study the issue and discuss whether to send a letter to the public service commission at the June 12th Board meeting.
- Carol Brain updated the Board on the Stevens Forest/Farewell Rd. roundabout. Previously, Howard County traffic engineer Buck Boehmer said the roundabout would be constructed in spring of 2018. Roundabout construction had not begun, however. Ms. Brain asked Mr. Boehmer why, and he said that there were storm drainage issues. A proposal for planting trees in the roundabout center had been rejected due to maintenance problems, so the County’s next step was to propose the installation of “holey bricks.” Mr. Boehmer said he hoped to get approval for a storm drainage plan and begin work on the roundabout within the next year, but he was unable to commit to a specific date.
- John DiTomasso gave a housing update. He sent an email to Peter Engel, Executive Director of the

Howard County Housing Commission, requesting data regarding subsidized vs. market rate housing, particularly at the Verona. He said Mr. Engel sent out data a year ago that did not make sense, and Mr. DiTomasso was asking for updated data. Mr. Engel did not respond, so Mr. DiTomasso asked him again, and Mr. Engel said he would send him the data. The Board discussed occupancy and subsidized vs. market rates at other County-owned properties in Columbia. **Ms. Thomas** said the Board should take note of what was occurring at other properties to see what was and what was not working at those properties. Mr. DiTomasso said he would continue to attend housing commission meetings as he was a member of another organization that was interested in the issue. He said he would report any data Mr. Engel sent him and would let the Board know if Mr. Engel did not get the data to him so they could then push for the data, possibly through the OM Housing Committee. **Mr. Edelson** pointed out that the Board would not be meeting for another three weeks, giving Mr. Engel ample time to respond to Mr. DiTomasso's request. **Mr. Edelson** said the Board would discuss the issue at its next Board meeting (June 12th).

New Business

CA Aquatics Meet & Greet

- Marty Oltmanns, Director of CA Aquatics, introduced himself and CA Aquatics Operations Manager (East) Adam Scott. He reported that the climbing wall at Thunder Hill had been removed and that the diving board would be installed soon. **Mr. Edelson** thanked CA Aquatics for listening to the community's input on the climbing wall.
- Mr. Oltmanns said shade covers were being installed at pools, but only one shade would be installed per year due to costs and permits.
- **Mr. Edelson** asked if CA Aquatics had been consulted about possible closure of some of the Neighborhood Centers. Mr. Oltmann said no.
- The Board discussed with Mr. Oltmann and Mr. Scott patron behavior at the pools and advertisement of pool schedules through both print and the aquatics website.

Old Business

Vacant Board Seat

Ms. Cederbaum said that two people had expressed interest in filling the vacant Board seat. One person had returned his or her information to Ms. Cederbaum. She reported that emails advertising the vacant Board seat had gone out twice, and another email would possibly be sent again soon. **Mr. Edelson** said if the Board did not have more than two applicants, there would be no need for a subcommittee. **Ms. Engelke** asked if the Board would be obligated to appoint the applicant to fill the vacancy if there was only one applicant. **Ms. Cederbaum** said no, the vacancy did not need to be filled. The Board discussed options for filling the vacancy or reducing the size of the Board.

Board Donation to the Matthews Family

Mr. Edelson discussed the donation of a Target gift card to the Matthews family, who are facing a difficult family health issue. **Ms. Engelke** suggested donating a certain amount now and revisiting additional donations as needed. **Mr. Esoldo** asked how the Board could follow up with the family's situation. **Ms. Cederbaum** said she would follow up through the school. **Ms. Engelke** motioned to donate a \$200 gift card to Mr. Matthews and revisit if needed. **Mr. Edelson** seconded, and the motion passed (5-0-0).

Board Chair Report:

TSES Rebuild/Renovation

- **Mr. Edelson** reported that the Howard County Board of Education met to discuss the rebuild or renovation of Talbott Springs Elementary School. The Board of Education voted to approve a complete rebuild of TSES. **Mr. Edelson** urged caution celebrating the Board of Education’s decision since its approval did not necessarily mean the funds were available for a rebuild.
- **Mr. Edelson** said he has been in contact with TSES principal Nancy Thompson. He asked her what was needed to get the rebuild, but she said she did not know. **Mr. Edelson** said he would look into the matter further and email the Board when he found out anything new.
- **Ms. Thomas** asked if any additional funds had been appointed to the rebuild. **Mr. Edelson** said the Board of Education found \$3.7 million in the budget for the TSES rebuild but that state funding was still needed.

School Exterior Repairs

Mr. Edelson said he did another tour of the exteriors of Oakland Mills Middle School and High School. He sent his concerns in to a member of the Board of Education. The stadium lights were replaced and a crew was sent out to assess missing/cracked bricks. New LED lights were also installed on the exterior of OMMS.

Education Committee

Mr. Edelson reported that the OM education committee decided to host a Board of Education candidates forum, probably in the fall.

Village Center Businesses

- **Mr. Edelson** said that there were still rumors about what business would replace Weis. He said Cedar Realty Trust, which owns the space, had not confirmed any of these rumors. He suggested inviting the community to a meeting with Cedar so the community could hear what Cedar was planning on doing with the space. Due to a leasing convention, many of the Cedar staff were not available, so Mr. Edelson was still waiting for a response to his request.
- **Ms. Cederbaum** said Cedar stated that Dunkin Donuts was still working on getting permits and that she was following up Cedar frequently. She said the lease had been signed, but the “for lease” sign still had not been taken down.
- **Mr. Edelson** noted that Metro PCS had put signs up on the windows of the dry cleaner’s space.

Columbia Council Representative Report

- **Ms. Thomas** referred to her testimony given on behalf of the OM Board to the Howard County Zoning Board regarding the redevelopment of the Long Reach village center (see ATTACHMENT “C”)
- **Ms. Thomas** said she would be serving as the liaison to CA’s Climate Change & Sustainability Advisory Committee and the CA Auditing Committee. She said the committee had 24 applicants but could only appoint 13. She said the vote would hopefully be conducted at CA’s meeting the following Thursday. She said she wanted the remaining applicants to be appointed to subcommittees and tasks within the climate committee.
- **Ms. Thomas** noted the increase in CA closed meetings. She said CA changed the policy on who was taking minutes at the closed meetings and the timeline for production and publication of the minutes.
- **Ms. Thomas** said the way resident speak-out had been conducted at CA meetings had discouraged many people from speaking. She said she was encouraging a change in policy regarding this issue.

Manager’s Report

Ms. Cederbaum referred to her printed report (ATTACHMENT “D”).

Neighborhood Center Update

Ms. Cederbaum said Dennis Matthey came to the managers' meeting. He asked for the villages to record income and expenses for Neighborhood Centers for FY19. **Ms. Cederbaum** asked him what the villages should do if they have a vacancy in their Neighborhood Center. He said to continue normal operations. A village manager expressed the desire for the CA board needed to sit down and have an open conversation with the village boards.

CA/Village Management Contract

- **Ms. Cederbaum** said the villages and CA were in the last stages of the management contract. She said the villages had agreed to extend the management contract to 2024 (two years longer than usual) with the caveat of an amendment if operations or facilities changed. The board discussed the eligible employee medical coverage and support asking CA to cover the costs of benefits for a change-in-status of an eligible employee for six months and that the villages would cover for the first six months. They asked Ms. Cederbaum to work with the other villages on this issue.
- **Mr. Edelson** motioned to support the language in the management contract to the effect that the village association would cover a change in benefits for up to 6 months. **Ms. Engelke** seconded, and the motion passed (5-0-0).
- Board members present signed the Fiduciary Responsibility and Conflict of Interest Acknowledgement forms.

Sound System Installation in The Other Barn Loft

Ms. Cederbaum said a new sound system was installed in the Loft of The Other Barn. She said the sound system now had wireless mic capabilities and that people could now plug their phones or tablets into the sound system via an auxiliary jack. Future upgrades to the sound system would be new speakers. **Ms. Cederbaum** said she would put a proposal together for the new speakers.

Silo Stairway

Ms. Cederbaum reported that the flooring in the silo would be repaired and replaced in June.

OM 50th Birthday Celebration

Ms. Cederbaum thanked the Staff, Board and volunteers for their help with the 50th Celebration. She said that the rain probably contributed to attendance at the celebration rather than detracted from it.

Committee Reports

Architectural Committee

The regular OMCA Board meeting was closed at 8:19 p.m.

Closed Meeting of the Architectural Committee began at 8:19 p.m.

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

The topic that was discussed was a legal matter. No votes or actions were taken on that matter. Flags were removed from 3 properties.

Ms. Engelke ended the closed session of the Architectural Committee at 8:41 p.m.

Mr. Edelson went into the open session of the Board again at 8:41 p.m.

Bulletin Board

- **Mr. Edelson** said that the village board chairs would meet for their first all-chairs meeting of the board year on June 11th. He requested that the Board communicate to him anything they would like him to bring to the meeting. He asked Ms. Cederbaum to let him know anything he needed to bring to the meeting concerning the CA/Villages management contract. **Mr. Edelson** also thanked Ms. Cederbaum, Ms. Brigitta Warren, and Ms. Carpenter for organizing the 50th Celebration.
- **Mr. Esoldo** thanked the staff and volunteers for their hard work on the 50th Celebration. He requested that the conference phone landline be set up for the June 12th Board meeting since he would be out of town for that meeting. He also said that he would be meeting with Ms. Cederbaum to discuss his responsibilities as Board Vice-chair and agreed that Mr. Edelson could attend that meeting as well. He said that Jackie from Second Chance Saloon requested a bi-annual meeting between the Board and the village center businesses. **Mr. Esoldo** said that John Lao asked about having a County council candidate meeting with the Board. **Mr. Esoldo** said he gave Ms. Cederbaum's contact information to Mr. Lao.
- **Ms. Engelke** said she and Ms. Cederbaum met with the clergy from the congregations located at the Oakland Mills Interfaith Center (OMIC) and County Councilmember Calvin Ball to discuss concerns about what would happen after Weis left and what they could do to help revitalize the village center. Nothing was decided, but they expressed their willingness to help. **Ms. Cederbaum** said they were able to assure those present at the meeting that the Board was aware of the issue and was doing everything it could. **Ms. Engelke** and **Ms. Cederbaum** suggested inviting village centers stakeholders and merchants to a meeting so everyone could know that the Board, the community, and the business owners were "all in this together."

Mr. Edelson adjourned the regular OMCA Board meeting at 8:50 p.m.

Respectfully submitted: Amy Carpenter, Administrative Assistant

Action Items from May 22:

Board: Mr. McCormack – continue to follow up w/Mr. DiTomasso to obtain requested information from Mr. Engel (HC Housing Commission)

Staff: Ms. Cederbaum send Mr. Hurwitz Verizon letter to the board and add under New Business for June 12 meeting
Ms. Cederbaum – purchase gift card for Matthews family and deliver to SFES

Action Items from March 27:

Board: Board members find out if Thunder Hill residents have concern with Summer Hollow Lane entrance into Blandair Park North



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



May 8, 2018

OMCA Regular Board Meeting

Ms. Cederbaum called the regular meeting of the OMCA Board of Directors to order at 7:05 p.m.

Present: Jonathan Edelson, Board Chair; Chris Esoldo, Vice-chair; Lynn Engelke, Architectural Committee Chair; Ginny Thomas, Columbia Council Representative; Bill McCormack Jr. (arrived at 7:16 p.m.); Paul Verchinski; Sandy Cederbaum, Village Manager; Amy Carpenter, Administrative Assistant.

Absent: Liz Crammond

Also present: See resident list.

Ms. Cederbaum called for nominations for the election of new Board Officers.

Ms. Engelke nominated Mr. Edelson for Board Chair. **Mr. Esoldo** seconded, and Mr. Edelson's nomination was approved (4-0-0).

Mr. Edelson assumed leadership of the meeting.

Mr. Edelson nominated Mr. Esoldo as Board Vice-Chair. **Ms. Engelke** seconded, and Mr. Esoldo's nomination was approved (4-0-0).

Mr. Edelson resumed the regular order of business.

- **Ms. Engelke** motioned to amend the May 8, 2018 agenda (ATTACHMENT "A") to meet as the Architectural Committee before the Board Bulletin Board at 8:35 p.m. **Mr. Edelson** seconded. The Board voted to approve the amendment (4-0-0). The Board then voted to approve the agenda as amended (4-0-0).
- **Mr. Edelson** motioned to accept the April 24, 2018 OMCA Board meeting minutes (ATTACHMENT "B"). **Mr. Esoldo** seconded, and the motion passed (3-0-1).

Resident Remarks

In honor of Oakland Mills' 50th Birthday, Brian Donoughe presented to the Board a metal star with the Maryland flag painted on it for installation on the exterior of The Other Barn. Mr. Donoughe said he was a long-time resident of Oakland Mills and that he wished to give back to the community by donating the star, which he hand painted. **Ms. Cederbaum** said the star would be installed on the upper front center of the exterior of The Other Barn as was typical for such decorations on barns. Mr. Donoughe said he

would work with Ms. Cederbaum to make the star mountable. **Ms. Cederbaum** said installation would need to be coordinated with CA.

Board Action Items

Call for nominations for Architectural Committee

- **Mr. Edelson** nominated Ms. Engelke to continue as Architectural Committee Chair. **Mr. McCormack** seconded, and the nomination was approved (5-0-0).
- **Mr. Edelson** nominated Mr. Verchinski, Mr. McCormack, Mr. Edelson, Ms. Engelke, Mr. Esoldo, and Ms. Crammond to the Oakland Mills Architectural Committee board. **Ms. Engelke** seconded, and the motion passed (5-0-0).
- **Mr. Edelson** called for four Board members to be sent to Columbia Association for CA's approval to sit on the OMCA AC as CA's appointed members. **Mr. Esoldo** seconded, and Mr. McCormack, Mr. Edelson, Mr. Verchinski, and Ms. Engelke's names will be sent to CA. (5-0-0).
- **Mr. Edelson** motioned to appoint Michael Vaughan (Chair), Elinda Dennis, Marcelo Amador, Susan Lynn, and Kay Wisniewski as RAC committee members. **Mr. Esoldo** seconded, and the motion passed (5-0-0).

Mr. Edelson motioned to appoint Ms. Cederbaum to continue as village manager of Oakland Mills. **Ms. Engelke** seconded, and the motion passed (5-0-0).

Discussion of OMCA Standing Committees and Appointment of Chairs, Liaisons, and Representatives to current OMCA Standing Committees

- **Mr. Edelson** nominated Mr. Verchinski as Oakland Mills' BWI Roundtable liaison. **Ms. Thomas** seconded, and the nomination was accepted (5-0-0).
- **Mr. McCormack** motioned for the continuation of the Education Committee with Mr. Edelson as Chair. **Ms. Thomas** seconded, and the motion passed (5-0-0).
- **Mr. Edelson** motioned for the continuation of the Housing Committee with Mr. McCormack as Chair. **Ms. Thomas** seconded, and the motion passed (5-0-0).
- **Mr. Edelson** motioned for the continuation of the Safety and Security Committee with Steve and Judy Gottsagen as Co-chairs. **Mr. McCormack** seconded, and the motion passed (5-0-0).
- **Mr. Esoldo** called for a discussion on combining the Open Space and Public Space committees. A discussion ensued regarding resident understanding of the purpose of the committees and overlapping and separate responsibilities of the two committees. Options to continue with sub-committees were also discussed. **Mr. Edelson** motioned to continue the Public Space Advisory Committee and Open Space Advisory Committee as collaborative entities. **Mr. McCormack** seconded, and the motion passed (5-0-0). **Mr. Edelson** nominated Mr. Esoldo as the Chair of the Public Space Advisory Committee and Mr. McCormack and Gerry Witte as Co-chairs of the Open Space Advisory Committee. **Ms. Thomas** seconded, and the motion passed (5-0-0).

Appointment of CA Advisory Committee Representatives:

- **Mr. Edelson** nominated Mr. Verchinski as OM's CA Senior Advisory Committee representative. **Ms. Thomas** seconded, and the nomination was approved (5-0-0).
- **Mr. Edelson** nominated Jim Alvey as OM's CA Tennis Advisory Committee representative. **Mr. McCormack** seconded, and the nomination was approved (5-0-0).
- **Mr. Edelson** nominated Sheila Robinson as OM's Watershed Advisory Committee representative. **Mr. McCormack** seconded, and the nomination was approved (5-0-0).

New Business

Vacant Board Position

- **Mr. Edelson** reviewed the need to appoint a new Board member to fill the Board vacancy.
- **Ms. Cederbaum** proposed that the Board follow the same process that was followed for the 2017-18 Board vacancy. She reviewed the process that was used.
- **Mr. Esoldo** motioned to fill the Board vacancy. **Ms. Engelke** seconded, and the motion passed (5-0-0).
- **Ms. Engelke** motioned to follow the same process for appointing a new Board member to fill a Board vacancy. **Mr. McCormack** seconded, and the motion passed (5-0-0).
- **Ms. Cederbaum** discussed the schedule for appointing the new Board member. Publication of the vacancy and call for applications would go out within a couple of days with a deadline for candidate interest on May 24th. Then, if enough candidates applied, a sub-committee would meet by June 6th to decide on two candidates to present to the Board. **Mr. Edelson** asked which Board members would be interested in serving on the sub-committee. **Ms. Engelke, Mr. Esoldo, and Mr. Edelson** volunteered. The Board agreed to meet with the candidate(s) before the June 12th Board meeting and vote at that meeting on which candidate to appoint to the Board.

Street Beautification and Block Party Contributions

- **Mr. Edelson** explained that, due to seasonal timing, the Board usually votes at the first meeting of the Board year on contributions for street beautification and block parties without waiting to bring the issue back as old business at the next meeting. He reviewed what the contributions were.
- **Ms. Engelke** motioned to contribute \$900 to street beautification (\$75/street, 12 streets total). **Mr. Edelson** seconded, and the motion passed (5-0-0).
- **Ms. Cederbaum** said that on May 31st the Village will hold a master gardener discussion on cul-de-sac beautification.
- **Ms. Cederbaum** said that Phil Engelke talked to John McCoy, manager of CA Watershed, and the two have arranged to obtain 50 native trees to be planted in the fall. The plan was to hold a lottery in the fall in conjunction with OM's 50th Birthday to allot the trees to residents to be planted.
- **Mr. McCormack** motioned to contribute \$400 to block parties (\$25/street, 16 streets total). **Mr. Verchinski** seconded, and the motion passed (5-0-0).

Board Chair Report:

- **Mr. Edelson** updated the Board on the TSES renovation/replacement project. He said the IAC meeting was moved to May 31st, the same day as simulated congressional hearings at SFES and TSES. This would make it difficult for the principals and PTA presidents of both schools to attend the IAC meeting.
- **Mr. Edelson** also reported that he received a response to his Maryland Public Information Act request for all correspondence pertaining to TSES. HCPSS's MPIA officer sent a link to the packet the school system sent to the last county budget work session, explaining that all information pertaining to TSES was contained in the packet. **Mr. Edelson** said there was a gap in communication between the time HCPSS received notification from the state that it would only fund a renovation and the time that the School Board, TSES principal, and public was informed.
- **Mr. Edelson** said there are other issues such as the immersion program, which has not been specified enough for the State to make an informed decision regarding the TSES rebuild. He recommended that the Board force the immersion program issue.
- **Mr. Edelson** reported that the School Board stands by its vote to replace TSES. He suggested that the County provide funding for the replacement if the state did not.
- **Ms. Thomas** asked if state funds that had been designated for renovations could be used for a replacement school. **Mr. Edelson** agreed that it was a question that needed to be answered.
- **Mr. Edelson** commented on the school system's prioritization process for school replacement/renovation. He said it was based on capacity, not age and need of facilities. He said this

meant that older schools like those in OM have been left to age while schools in newer areas of the County that had capacity issues have received more attention.

- The Board discussed maintenance issues at OM schools. **Mr. Esoldo** suggested getting students involved in requesting that the school system maintain OM school facilities. **Mr. Edelson** said he would continue sending pictures of school facility maintenance issues to the school board.

Columbia Council Representative Report

- **Ms. Thomas** asked for the Board's opinion on the construction of a Royal Farms on Snowden River Parkway. The Board members expressed their opinions that the business was not warranted due to traffic and access issues in the area as well as compatible use issues.
- **Ms. Thomas** reported on the Long Reach redevelopment zoning meeting on May 7th. She said that there seemed to be some resistance on the zoning board to the redevelopment project and that the board went into closed session twice during the meeting. She said Josh Friedman of the Long Reach Board testified at the meeting.
- **Ms. Thomas** also discussed the CA process for analyzing its business model and the neighborhood centers. She discussed CA issues with zoning.

Manager's Report

- **Ms. Cederbaum** referred to her printed report (ATTACHMENT "C").
- **Ms. Cederbaum** reported on the CA management contract. Ms. Cederbaum said she would forward the final draft of the Management Contract to the Board members. She said she would have the Board sign the contract and related documents after the contract was finalized and that the contract needed to be signed by the end of May.
- **Ms. Cederbaum** reported on the OM 50th Birthday kickoff event. She said talent show forms were still being accepted. She said that she would be sending out an email every day to explain different aspects of the celebration. She said alcohol would be available after the school performances and throughout the talent show. County Executive Kittleman and Councilman Ball were invited to give remarks.
- **Ms. Cederbaum** discussed open space issues around the Village. She said weeds were building around The Other Barn and that open spaces in the village had not been well maintained this season. She requested that CA take care of the issues and reported that CA said the areas around The Other Barn would be taken care of before the 50th kickoff event. **Mr. McCormack** asked to meet with Ms. Cederbaum to discuss the issues so he could contact CA.
- **Ms. Cederbaum** said most of the work on the pedestrian bridge had been completed but that power washing still needed to be done and a date would be set for the grand opening.
- **Ms. Cederbaum** reported on the successful shredding event and plant sale, which sold out. She reported that people had been purchasing flags and magnets from the Village office.

Committee Reports

Safety and Security

Referred to the written report (ATTACHMENT "D").

BWI Roundtable

- **Mr. Verchinski** said the next BWI Roundtable meeting would be held on May 15th. He said state litigation was being taken off the table. Governor Hogan sent a letter to the FAA saying that the state was interested in entering into a memorandum of understanding. **Mr. Verchinski** expressed his concern that this action would exclude the BWI Roundtable from the decision-making process.
- **Mr. Verchinski** said there might be some relief for OM residents from airplane noise. He said another

superhighway had been proposed to break airplane traffic into two tracks. He said that this solution still would not provide true dispersion of airplane traffic.

Architectural Committee

Ms. Engelke presented two 15-day notice letters for consideration:

- **Ms. Engelke** motioned to send a 15-day notice to the property owner of 5462 Delphinium Court, and, if there was no response, to send the case to CA. **Mr. Edelson** seconded, and the motion passed (5-0-0).
- **Ms. Engelke** motioned to send a 15-day notice to the property owner of 9498 Kilimanjaro Road and, if there was no response, to send the case to CA. **Mr. McCormack** seconded, and the motion passed (5-0-0).

Bulletin Board

- **Mr. McCormack** discussed CB-20. He said none of the amendments to the bill that were listed online included the amendments he recommended. He said once the bill was passed, he would email the County to see if it would take up a bill to deal with the public nuisance issue.
- **Mr. McCormack** asked questions regarding the CA reforestation project. **Ms. Engelke** attended the planting event and discussed the success of the project. Nearly 100 volunteers attended.
- **Mr. Edelson** said that he followed up with Jane Dembner regarding the Columbia Housing Center program. **Ms. Thomas** said she asked for a business plan from the group. She reported that the program received \$5000 from CA's Department of Community Services.
- **Mr. Esoldo** asked that the Board encourage residents to use the See Click Fix app.
- **Ms. Cederbaum** reported on her attendance at the twelve week Citizen Police Academy.

Mr. Edelson adjourned the regular OMCA Board meeting at 9:02 p.m.

Respectfully submitted: Amy Carpenter, Administrative Assistant

Action Items from May 8:

Board: none

Staff: Ms. Cederbaum to advertise vacant seats

Ms. Cederbaum to forward Management Contract to board

Ms. Cederbaum to send names of OMCA Board to CA for appointment to OMCA AC

Ms. Cederbaum to advertise street beautification and cul de sac funds.

Action Items from April 24

Board: ~~Mr. McCormack to provide Ms. Cederbaum with CB-20-2018 letter for email to community~~

Action Items from March 27:

Board: Board members find out if Thunder Hill residents have concern with Summer Hollow Lane entrance into Blandair Park North



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Village Board**

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Lynn-Steven Engelke, Architecture Committee Chair; Liz Crammond,
Bill McCormack Jr., Paul Verchinski

Columbia Council Representative: Virginia (Ginny) Thomas

**Oakland Mills Board of Directors Meeting
Tuesday, May 22, 2018**

- 7:00 p.m. Opening of meeting**
Approve Minutes from May 8, 2018 Board Meeting
Approve Agenda for May 22, 2018 Board Meeting
- 7:05 p.m. Resident Remarks**
- 7:10 p.m. New Business**
CA Aquatics Meet & Greet with Marty Oltmanns, Director, CA Aquatics
(20 min)
- 7:30 p.m. Old Business (5 min)**
Vacant Board Seat, Update
- 7:35 p.m. Board Chair Report, Jonathan Edelson (10 min)**
- 7:45 p.m. Columbia Council Rep. Report, Virginia (Ginny) Thomas (10 min)**
- 7:55 p.m. Manager's Report, Sandy Cederbaum (15 min.)**
CA/Villages Management Contract Update
Board Fiduciary Responsibility and Conflict of Interest/Whistleblower Acknowledgement Forms
Neighborhood Center update from Village Manager's meeting with Dennis Matthey
50th Celebration Recap
- 8:10 p.m. Committee Reports (10 min.)**
Architecture Committee, Lynn Engelke
- 8:20 p.m. Board Bulletin Board (10 min.)**
- 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

May 19th, 50th Birthday Kickoff Events

Tues. May 22, 6:00pm-7:00pm – OMCA Education Committee

Tues. May 22, 7:00pm – OMCA Board Meeting

Thurs. May 31, OMCA Master Gardener discussion on Cul De Sacs/Native Plants

Wed. June 12, 7:00pm – OMCA Board Meeting

Sun. June 24, 5:00pm – Jazz in the Mills presents the Eric Byrd trio



Oakland Mills Community Association
The Other Barn • 5851 Robert Oliver Place
Columbia, MD 21045

410-730-4610 • oaklandmills.org



May 7, 2018

Testimony In Support of ZB 1121 M
Orchard Development Corporation
Long Reach Village Center Development

Good evening, my name is Virginia Thomas. I am the Columbia Council Representative for Oakland Mills and am speaking on behalf of the Oakland Mills Community Association Board of Directors. I am testifying in support of ZB 1121M, the redevelopment of the Long Reach Village Center.

The thousands of residents who live in the older villages are deeply concerned about our village centers, whose retail merchants are severely challenged by drastic changes in the retail scene and in the economic circumstances of the properties surrounding them. We have been closely following the plans to redevelop Long Reach in the hope that it will point the way forward for other villages, like Oakland Mills, which face similar challenges.

As I speak, the Oakland Mills Village Center is about to lose its grocery store, the anchor merchant in our village center. We know firsthand how devastating losing key merchants is to a village center. Orchard Development's plan to redevelop Long Reach is a beacon of hope. If successful, it will indicate a path forward for all of the older Columbia villages facing similar challenges. The downhill trend can and must be turned around, but to do that we need developers who are forward thinking and willing to invest in older communities.

Delaying this project would have a substantial negative impact on the County's budget and its annual tax base. Moreover, speaking as a member of the Columbia Association Board of Directors, I am deeply worried that any delay will have a negative impact on CA's revenues as well.

Village centers should remain the heart and soul of each village, but the original grocery-store centered model is no longer an option for some villages. Orchard Development has come up with an innovative and thoughtful design to reinvent a blighted center. The Village Center Development process has been scrupulously followed to obtain full community input. The Planning Board has approved it. Now its fate rests in your hands. We respectfully request that the Zoning Board approve ZB 1121 without delay.

Thank you for hearing this bill and for your prompt action.

Manager's Report

Submitted by Sandy Cederbaum on May 20, 2018 for the May 22, 2018 Oakland Mills Board Meeting
Updated Task list submitted.

Vacant Board Seat: Two candidates expressed interest. Deadline is May 24.

Cul De Sac presentation by Master Gardeners, May 3, 7 p.m.
Discussion of cul de sacs planting with native plants

Oakland Mills 50th Planning: Many thanks to the board, Brigitta Warren and Amy Carpenter, along with everyone who volunteered the day of, and as part of the committee, to plan the 50th Kickoff Celebration. We had about 130 folks attend and most stayed all day long. Actually I think the rain was on our side and the day gave everyone an indoor event to attend. All in all it was a very well planned, executed, and fun day.

The Other Barn

Daily Issues that Manager is working on:

Neighborhood Centers: Met with Dennis Matthey at a manager's meeting and he asked for usage and expenses going forward in FY19. Preschools are ending their school year and Adventures in Camp will begin in Mid-July.

Sound System: Media components added to our sound system, ordered one new mic and boom stand. Work being done 5/21 and 5/22.

Management Contract: Board received final draft and my recommendations to discuss on 5/22.

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.

Finalizing end of fiscal year payrolls, banking issues.

Emails Listserv: 1274 emails (+7)