



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 ~ Lynn-Steven Engelke, Architectural Committee Chair
Bill McCormack Jr., Vice-chair ~ Rebecca Bryant ~ Larry Pretlow II ~ Paul Verchinski
Bageshwar Verma ~ Virginia (Ginny) Thomas, Columbia Council Representative

February 11, 2020

OMCA Regular Board Meeting

Mr. Edelson called the regular meeting of the OMCA Board of Directors to order at 7:02 p.m.

Present: Jonathan Edelson, Board Chair; Bill McCormack, Board Vice-chair; Ginny Thomas, Columbia Council Representative; Rebecca Bryant (arrived 7:06 p.m.), Larry Pretlow (arrived 7:08 p.m.); Paul Verchinski; Bageshwar Verma; Sandy Cederbaum, Village Manager; Amy Carpenter, Administrative Assistant

Absent: Lynn Engelke

Also present: Sharee Campbell, HoCoCounts 2020; Nick Mooneyhan, CA Open Space Operations Manager; Rob Plummer, CA Division Director of Capital Improvements; Dennis Matthey (CA Director of Open Space and Facilities Services). See also the resident list.

Quorum present: Yes

Opening of Meeting

- **Mr. Verchinski** motioned to approve the January 28, 2020 OMCA Board meeting minutes (ATTACHMENT A). **Mr. Verma** seconded, and the motion passed (2-0-2).
- **Mr. McCormack** motioned to approve the February 11, 2020 agenda (ATTACHMENT B). **Ms. Bryant** seconded, and the agenda was approved (4-0-0).

Resident Remarks

Mr. Joel Hurewitz spoke about e-scooters coming to Columbia.

New Business

2020 Census

Mr. Edelson introduced Sharee Campbell from HoCoCounts 2020. Ms. Campbell shared information about the 2020 census. She said that people could fill out the census form online, by mail, by telephone, or in person and that the Census would like help reaching hard-to-count members populations. She then opened the floor for questions from the Board and residents, and a discussion ensued. She also said that communities and organizations that wished to help reach hard-to-count populations could apply for a census community grant.

CA Tot Lot Pilot Program Presentation

CA Open Space Operations Manager Nick Mooneyhan and CA Division Director of Capital Improvements Rob Plummer presented an overview of Oakland Mills tot lots (ATTACHMENT C). The presentation reviewed usage data gathered from cameras placed at nine of OM's 21 tot lots from August 1st to November 7th, 2019. The rest of the data would be gathered from the remaining tot lots in 2020 during similar months. A discussion with Board members and residents ensued. **Mr. McCormack** suggested that CA conduct a study that would

help develop a vision and goals for the next fifty years and use this study as a guide for developing tot lots and other Open Space recreation areas. He asked that the OM Open Space committee, consisting of himself, Gerry Witte, and Ms. Bryant, be included in the entire process.

Old Business/Board Chair Report

Discussion of Possible Laundromat in the Oakland Mills Village Center

Mr. Edelson reported that that representatives from County Executive Calvin Ball's office and Councilman Opel Jones' office, OM's Community Outreach Officer Roberto Lopez, his supervisor, and the Long Reach Community Outreach officer, toured the village center with Mr. Edelson and discussed the laundromat and possible safety issues. **Mr. Edelson** said that the County contacted Cedar Realty and received a response to some of their questions. He said that he was waiting a week for the County to provide its response before he sent OM's letter to Cedar opposing the laundromat. He reported that the County was trying to find out the tenant's contact information.

CCR Report

Ms. Thomas presented her proposal for a community gathering area in Oakland Mills, as illustrated in a memo she sent to the CA Board and CA President Milton Matthews on January 24, 2020 (ATTACHMENT D). Her proposal called for the Stevens Forest area surrounding Stevens Forest Elementary and the Stevens Forest pool, including CA open space, paths, and tot lot be developed into a multigenerational use area. She asked that the Board consider asking CA for \$15,000 - \$20,000 in the CA budget to conduct a study on the feasibility of developing the area.

Mr. Edelson questioned whether CA would have room in its budget to act on the study's recommendations and said that the OM Board needed some commitment from CA for those funds. He also questioned why Ms. Thomas was proposing Stevens Forest for this project and quoted several statistics showing that the area was not underutilized. He suggested that the Talbott Springs pool area would be a better area to study since it was underutilized and surrounded by a population in need of such services.

Mr. Verma said, "I like the idea of making the neighborhood centers multi-generational usage."

Ms. Thomas responded, "This is not neighborhood centers. This is that area to be a gathering place. Let's not zero in on the neighborhood center because there's a pond, there's a school, there's everything that would be looked at. This is not a neighborhood center project." **Mr. Verma** asked her to clarify which area she was proposing, and she answered that it was the Howard Research and Development (HRD) land, which included the grassy area outside the pool and half of the parking lot (CA would need to purchase this land from HRD), the Stevens Forest pool, the area around Stevens Forest Elementary School owned by the HCPSS, and CA paths and Open Space, including the pond behind Pamplona Road. **Mr. Verma** said that the project should include SWOT (strengths, weaknesses, opportunities, threats) analysis of all the properties included in the proposal.

Mr. Edelson raised concerns that past studies conducted in Oakland Mills did not produce improvements and in fact harmed projects such as the Stevens Forest streetscape.

Ms. Cederbaum read comments that Ms. Engelke had asked her to share since she would not be present for the Board meeting (ATTACHMENT E). Ms. Engelke's concerns included traffic in an already congested area and noise complaints from residents. Ms. Engelke's comments also included a suggestion that the vacant lot and Talbott Springs pool area be studied for community investment and development. **Ms. Thomas** responded that the listed price for the Exxon lot was prohibitively high for CA.

Mr. Pretlow said that he would want the study to focus on the Talbott Springs pool area and asked why Ms. Thomas was focusing on the Stevens Forest area rather than the Talbott Springs area. **Ms. Thomas** answered that the area around the Stevens Forest pool was a desirable area to study and develop due to the size of the area

and the pond. She suggested that this could be a pilot program that could be used for Talbott Springs and other neighborhoods in Columbia.

Mr. McCormack said that the Board could start the process by sending something out to the community detailing the proposal, the constraints, and the exploratory nature of the process.

Ms. Cederbaum asked to clarify a point of policy that this was a new business item and should not be voted on until the next Board meeting since it now concerned the area around Stevens Forest pool and not the Neighborhood Center, as had been discussed in previous meetings. **Ms. Thomas** said the neighborhood centers were not the focus of the proposal but that she had brought up the issue at previous OM Board meetings. **Ms. Bryant** agreed. **Mr. Edelson** said that this item had never been brought up as a new business item but had been included as part of the CCR report as a neighborhood center discussion. Accordingly, it was not an item that had been discussed as a new business action item.

Mr. Edelson asked about memos that had been sent by Ms. Thomas to the CA Board in October and January. He also pointed out that this proposal had already been presented to the CA Board, but **Ms. Thomas** said the CA Board would not vote on it unless the OM Board voted to ask for it. **Mr. Edelson** asked about the CA Board's response to the memos. **Ms. Thomas** shared some responses but said that there would be no action until a vote was taken.

Ms. Bryant asked if this issue could be postponed until the next year so that the Board could gather the community's opinion about the matter. **Ms. Thomas** said community feedback would be part of the study. **Mr. Edelson** suggested that OM could conduct a survey of the community before asking for money for a study.

After further discussion, **Mr. McCormack** motioned to ask CA for an additional up to \$15,000 to \$20,000 in the CA budget with no adverse effect on Oakland Mills' current budget requests for a consultant-led process with a specified starting point of Oakland Mills Board involvement to explore a multi-generational gathering area in either the Talbott Springs pool and surrounding area or the Stevens Forest pool and surrounding area. This motion included an amendment proposed by **Mr. Pretlow** to add that there would be no adverse effects on the current budget requests and that the OM Board would be involved in the process from the beginning, which amendment was accepted by **Mr. McCormack**. **Mr. Verchinski** seconded, and the motion passed (5-1-0).

Village Manager Report

Refer to the printed manager's report (ATTACHMENT F).

Bulletin Board

Mr. Verchinski shared information about the Board of Education election forums, which would be organized according to the newly appointed districts. He also reported on an environmental study on the expansion of BWI that was being reconducted due to litigation by Howard County. He also announced a workshop and a meeting that BWI would be holding in March.

Mr. Edelson adjourned the regular OMCA Board meeting at 9:50 p.m.

Respectfully submitted: Amy Carpenter, Administrative Assistant



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Oakland Mills Community Association Village Board Meeting Minutes

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Bill McCormack Jr., Vice-chair ~ Rebecca Bryant ~ Larry Pretlow II ~ Paul Verchinski
Bageshwar Verma ~ Virginia (Ginny) Thomas, Columbia Council Representative

January 28, 2020

OMCA Regular Board Meeting

Mr. Edelson called the regular meeting of the OMCA Board of Directors to order at 7:09 p.m.

Present: Jonathan Edelson, Board Chair; Lynn Engelke, Architecture Committee Chair; Ginny Thomas, Columbia Council Representative; Rebecca Bryant, Larry Pretlow; Sandy Cederbaum, Village Manager; Amy Carpenter, Administrative Assistant

Absent: Bill McCormack, Paul Verchinski, Bageshwar Verma

Also present: Ms. Amy Gowan, Director of the Howard County Department of Planning and Zoning

Quorum present: Yes

Opening of Meeting

- **Ms. Engelke** motioned to approve the January 14, 2020 OMCA Board meeting minutes (ATTACHMENT A). **Mr. Edelson** seconded, and the motion passed (4-0-0).
- **Ms. Thomas** motioned to approve the January 28, 2020 agenda (ATTACHMENT B). **Ms. Bryant** seconded, and the agenda was approved (4-0-0).

New Business

Discussion with Howard County Director of Planning and Zoning Amy Gowan

Mr. Edelson introduced Howard County Director of Planning Zoning (DPZ) Amy Gowan and read the rules and process of the discussion. Ms. Gowan distributed copies of the Howard County DPZ Code Enforcement Process pertaining to investigating complaints related to a suspected in-home business (ATTACHMENT C). Ms. Gowan reviewed the process with the Board and residents and said there were many steps in the investigation process. The goal of the County was to seek abatement of illegal activity. Ms. Gowan emphasized that recent and sufficient evidence was necessary for the DPZ to seek legal action on a case. She also said that citizens could provide evidence to the county through documents, videos, and pictures to help cases and that those providing supporting evidence might be asked to sign an affidavit or appear in Court as a witness. Complaints could be sent to DPZ anonymously, but if no contact information was left, citizens would not be able to get updates or information on that particular case.

Ms. Gowan also stated that the county did not enforce private Covenants such as Oakland Mills Covenants and that those Covenants should be enforced separately (i.e. by Oakland Mills). Both the County and the village could pursue the same case separate and independent of one another.

Old Business

Discussion of Possible Laundromat in the Oakland Mills Village Center

Mr. Edelson reviewed the state of the village center. A laundromat signed a lease with Cedar Realty for the space next to LA Mart. The board expressed concerns regarding the opening of a laundromat at the center. Mr. Edelson contacted Cedar Realty but had not heard back from him.. Mr. Edelson spoke with both Mr. Chang (LA Mart, Owner) and Mr. Jenkins (LA Mart, Director of Security) about the possibility of a laundromat opening. Mr. Chang and Mr. Jenkins planned to attend to the February 11th Board meeting to discuss the village center.

Mr. Edelson asked if the Board wished to take action. A discussion ensued. **Ms. Brant** motioned to write a letter to Cedar Realty stating that the Oakland Mills Board opposed the opening of a laundromat at the Oakland Mills Village Center. **Ms. Engelke** seconded, and the motion passed (4-0-0).

Board Chair Report

Mr. Edelson shared with the Board a letter from OMHS Principal Dr. Jeffrey Fink, thanking them for their donation to OMHS for its outdoor labyrinth walking path. He also shared a thank you from the OMHS PTSA for the Board's donation to the OMHS AfterProm.

CCR Report

Ms. Thomas reported on CA's ongoing budget process. She discussed possible changes to the CA grant decision process. The changes would include deciding on the entity and individuals that would review and award mid-level grants between \$60,000-\$100,000. Large grants (over \$100,000) and grants between \$50,000 and \$60,000 would remain under the purview of the CA Board.

Ms. Thomas updated the Board on the state of Symphony Woods land. **Ms. Thomas** said she was working on transferring the ownership and maintenance of the land back to CA.

Ms. Thomas reported on the CA meeting on January 23rd which included discussion of the neighborhood centers. She said that CA Board members would send their suggestions on the future use of the centers to Ms. Janet Evans (CA Rep./Long Reach) who would compile all the suggestions.

Village Manager's Report

Confirm Members of the Election Monitor Committee

Ms. Cederbaum reviewed the list of potential elections committee members. **Mr. Edelson** motioned to confirm the election monitor committee with Bob Berlett and Bob Bartolo as co-chairs. **Ms. Engelke** seconded, and the motion passed (4-0-0).

Ms. Cederbaum referred to her printed manager's report (ATTACHMENT D). She said that DPZ Director Gowan had answered immediately to the Whiteacre Street Project punch list Ms. Cederbaum had sent in.

Committee Reports

Architecture Committee – no report

Safety and Security Committee

The Board discussed the Safety and Security report (ATTACHMENT E) and suggested changes to the format of the report. They also discussed security issues in the village center.

Mr. Edelson adjourned the regular OMCA Board meeting at 9:00 p.m.

Respectfully submitted: Amy Carpenter, Administrative Assistant



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Lynn-Steven Engelke, Architecture Committee Chair;

Rebecca Bryant, Larry Pretlow II, Paul Verchinski, Bageshwar Verma

Columbia Council Representative: Virginia (Ginny) Thomas

**Oakland Mills Board of Directors Meeting
Tuesday, February 11, 2020**

- 7:00 p.m. Opening of meeting**
Approve Minutes from January 28, 2020 Board Meeting
Approve Agenda for Feb. 11, 2020 Board Meeting
- 7:05 p.m. Resident Remarks (10 min)**
- 7:15 p.m. NEW BUSINESS (70 min)**

2020 Census, Important information about upcoming 2020 Census,
Sharee Campbell, HoCoCounts 2020 (10 min)

CA Tot-Lot Pilot Program Presentation, Nick Mooneyhan and Rob Plummer, CA Capital
Improvements Division, CA and Board Discussion (40 min)
- 8:25 p.m. OLD BUSINESS (15 min)**
Discussion of possible laundromat at OM Village Center, OM Board
- 8:40 p.m. Board Chair Report,** Jonathan Edelson (10 min)
- 8:50 p.m. Columbia Council Rep. Report,** Virginia (Ginny) Thomas (10 min)
Vice-Chair of the Columbia Association Board of Directors
Discussion of a proposal for a process to determine if the Stevens Forest
pool/School/open space area can be re-invented with community/stakeholder input. The
object/goal is to consider if we could have even more of an intergenerational gathering
place.
- 9:00 p.m. Village Manager Report,** Sandy Cederbaum (5 min)
- 9:05 p.m. Board Bulletin Board (5 min)**
- 9:10 p.m. Adjourn**

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

All events are held at The Other Barn unless otherwise noted

Feb. 11, 7pm, OMCA Board Meeting

Feb. 25, 6-7pm, OMCA Education Meeting

Feb. 25, 7pm, OMCA Board Meeting

Feb 26, 7-8pm, Police Community Outreach Division/OM Community Meeting

Feb. 28, 10am, Lively Arts for Little Ones Presents “Chris Campbell, Music for Kids”

Feb. 28, 6:30-8:30pm, BINGO, doors open at 6pm

Oakland Mills Tot Lot Overview

February 2020

Columbia Association

Background

Columbia Tot Lots

- Tot lots were designed and constructed to provide recreational opportunities for ages 2-5.
- Tot lots have been an important amenity to the community.
- CA has been asked to evaluate the number and location of tot lots in Oakland Mills.

Objective

Provide information regarding compliance, utilization and accessibility of tot lots in Oakland Mills to help decision-makers determine the path forward.

Factors

- **Age:** What resources are required to maintain, refurbish or replace tot lots?
- **Regulatory compliance:** Do CA's tot lots meet external standards?
- **Accessibility:** How far are tot lots from the village's residents?
- **Utilization:** Are the current tot lots serving the needs of the present and the future?

Age of tot lots in Oakland Mills

#	Tot Lot Name	Fiscal Year (New or Replacement)			
		New	R1	R2	R3
OM-1	Grapewine Court	1972	1991	2009	
OM-2	Orchard Green	1972	1988	2011	
OM-3A	Thunder Hill NC	1972	1991	2004	
OM-3B	Thunder Hill NC	2011			
OM-4	Delphinium Court	1973	1988	1999	
OM-5	April Wind Court	1972	1989	2000	
OM-6	Hound Hill Court	1972	1989	2008	
OM-7	Bluecoat Lane	1974	1993		
OM-8	Mirrorlight Place	1972	1995		
OM-9	Wandering Way	1972	1991	2009	
OM-10	Caboose Court	1972	1991	1999	
OM-11	Talbot Springs NC	2007			
OM-12	Camelback Lane	1973	1995		
OM-13	Gatsby Green	1974	1995		
OM-14	Offshore Green	1974	1997		
OM-15A	Stevens Forest NCA	1996			
OM-15B	Stevens Forest NC B	2007			
OM-16	Pamplona Road	1973	1991		
OM-17	Pastora Place	1974	1994		
*OM-18	Castile Court	1974	1994		
OM-19	Macomber Lane	1973	1990	2012	

**Castile Court is currently not in service until a path forward is determined.

Compliance

- American Society for Testing and Materials (ASTM) standards
- ADA accessibility (2010)

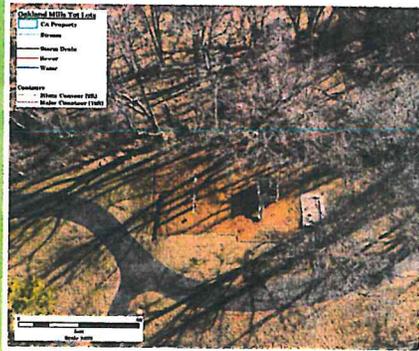
Compliance

ASTM (American Society for Testing and Materials) Standards

- Challenges to meet standards include location, topography, physical constraints and evolving standards.
- Use zones most difficult to adhere to without expanding footprint or reducing amount of structures/equipment.

Compliance: Physical Constraints

Constraints could be property grades, streams, stream buffers, wall and specimen trays, infrastructure, utilities.



Compliance

The footprint of this swing area would be expanded into the adjacent stream to meet current use zone standards.



Compliance

The footprint of this swing area would be expanded into the adjacent drainage ditch to meet current use zone standards.



Compliance

The footprint of this swing area would be expanded into the adjacent stream bank to meet current use zone standards.



Compliance: ADA

Americans with Disabilities Act

- Replacement requires adherence to ADA after 2010 if readily achievable.
 - Surfacing
 - Accessible route
 - ADA-compliant structures

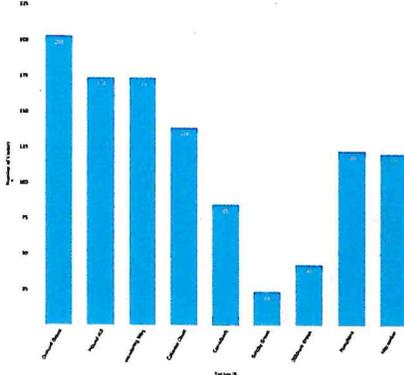
Accessibility

- **National Parks and Recreation Association**
 - No more than a 10-minute (1/2-mile) walk via sidewalk and pathway without crossing any major roadways
- **Howard County Recreation and Parks**
 - Regional parks serve residents in a 5-mile radius
 - Community parks serve a 2-mile radius
 - Neighborhood parks serve a 1-mile radius (do not meet)

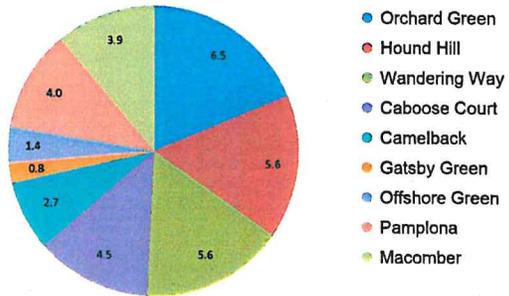
Utilization

- Trail cams placed at nine tot lots between August 1 through November 7, 2019
- Documented number of children per day
- Usage dropped across all nine in September then again in October (school)
- Program will resume beginning March 1, 2020

Tot Lot Usage from 8/1/19 to 8/31/19



Avg. Daily Use for August 2019



Existing Conditions

Tot Lot #	Reference name	Material Type	ADA access now	Potential ADA access w/o route	Potential ADA access route	Usage 8/1-8/31
OM-1	Grapewine Court	Wood	N	Y	Y	
OM-2	Orchard Green	Wood	N	N	Y	203
OM-3A	Thunder Hill NC	Wood/Metal	N	Y	N	
OM-3B	Thunder Hill NC	Metal	N	Y	Y	
OM-4	Delphinium Court	Wood	N	Y	Y	
OM-5	April Wind Court	Wood	N	Y	Y	
OM-6	Hound Hill Court	Wood	N	Y	N	174
OM-7	Bluecoat Lane	Wood/Metal	N	Y	N	
OM-8	Mirrorlight Place	Wood	N	Y	N	
OM-9	Wandering Way	Wood	N	Y	N	174
OM-10	Caboose Court	Wood	N	Y	Y	139
OM-11	Talbott Springs NC	Metal	N	Y	N	
OM-12	Camelback Lane	Wood	N	Y	Y	85

Existing Conditions

Tot Lot #	Reference name	Material Type	ADA access now	Potential ADA access w/o route	Potential ADA access route	Usage 8/1-8/31
OM-13	Gatsby Green	Wood	N	Y	Y	24
OM-14	Offshore Green	Wood	N	Y	Y	43
OM-15A	Slevens Forest NGA	Metal	Y	-	-	
OM-15B	Slevens Forest NC R	Metal	N	Y	Y	
OM-16	Pamplona Road	Wood	N	Y	Y	123
OM-17	Pastora Place	Wood/Metal	N	Y	Y	
OM-18	Castle Court	Wood	N	Y	N	
OM-19	Macomber Lane	Wood	N	Y	Y	121

Summary

- Residents in Oakland Mills are within 0.5 miles or closer to multiple tot lots as well as county, school, and private development playgrounds.
- CA is not the only provider of outdoor recreation.

Summary

- The footprint and location of multiple tot lots make it difficult to adhere to ASTM use zone standards
- Usage data indicates that the nine monitored tot lots have between 0.8 and 6.5 users per day in a sample month during summer 2019.

Challenges

- ASTM standards
- Providing ADA accessibility
- Less effective wood preserver treatments on new lumber
*CCA not recommended for playground structures any longer
- Non-park like activities at underutilized tot lots in Oakland Mills
- Lack of defensible architecture

Opportunities: Environmental

- Require less maintenance and associated equipment emissions and labor
- Pollinator habitat, reforestation
- Stormwater management through rain gardens
- Ecological/sustainability focused interpretive educational programming

Opportunities

Castille Court

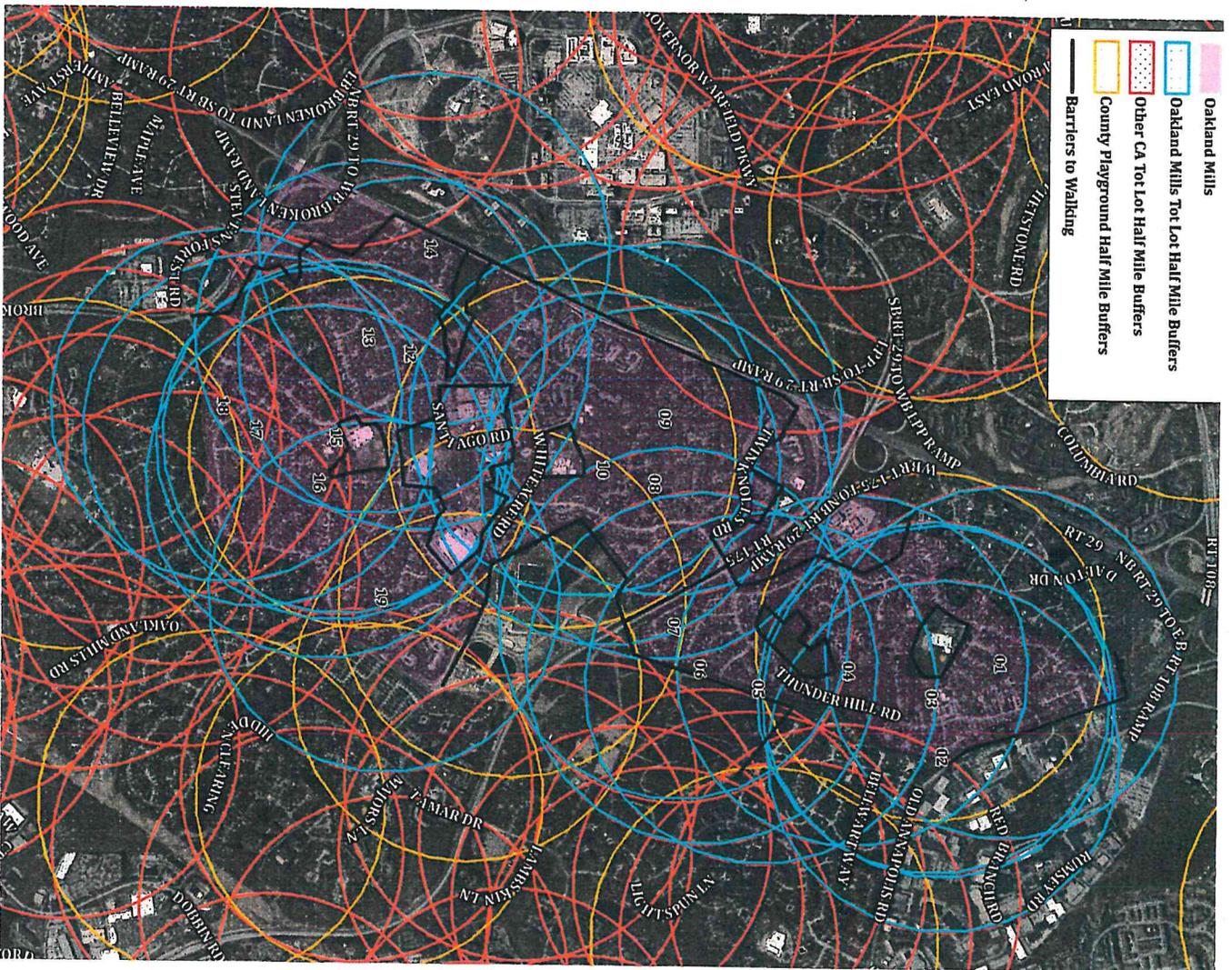


Opportunities

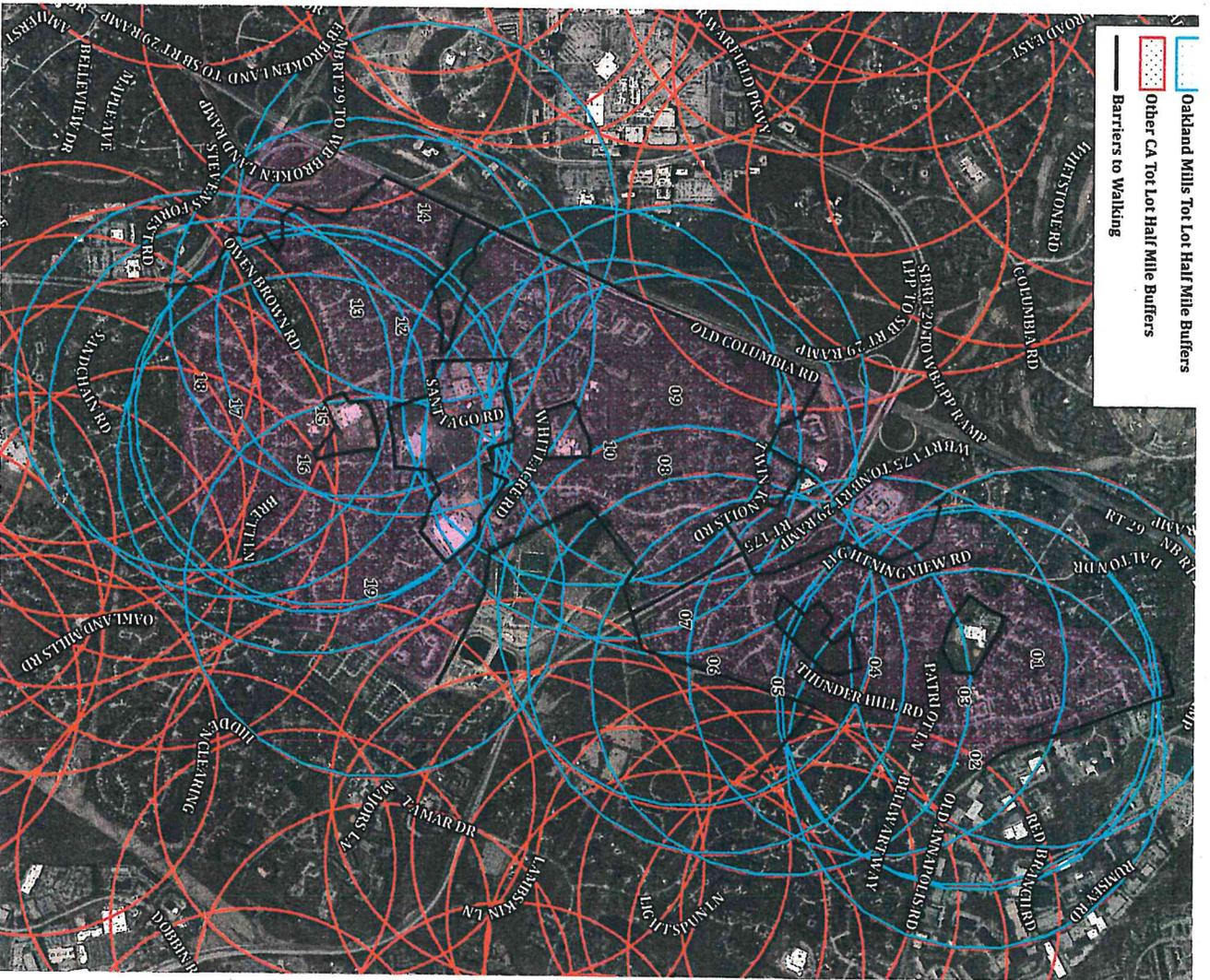
Castille Court



Accessibility

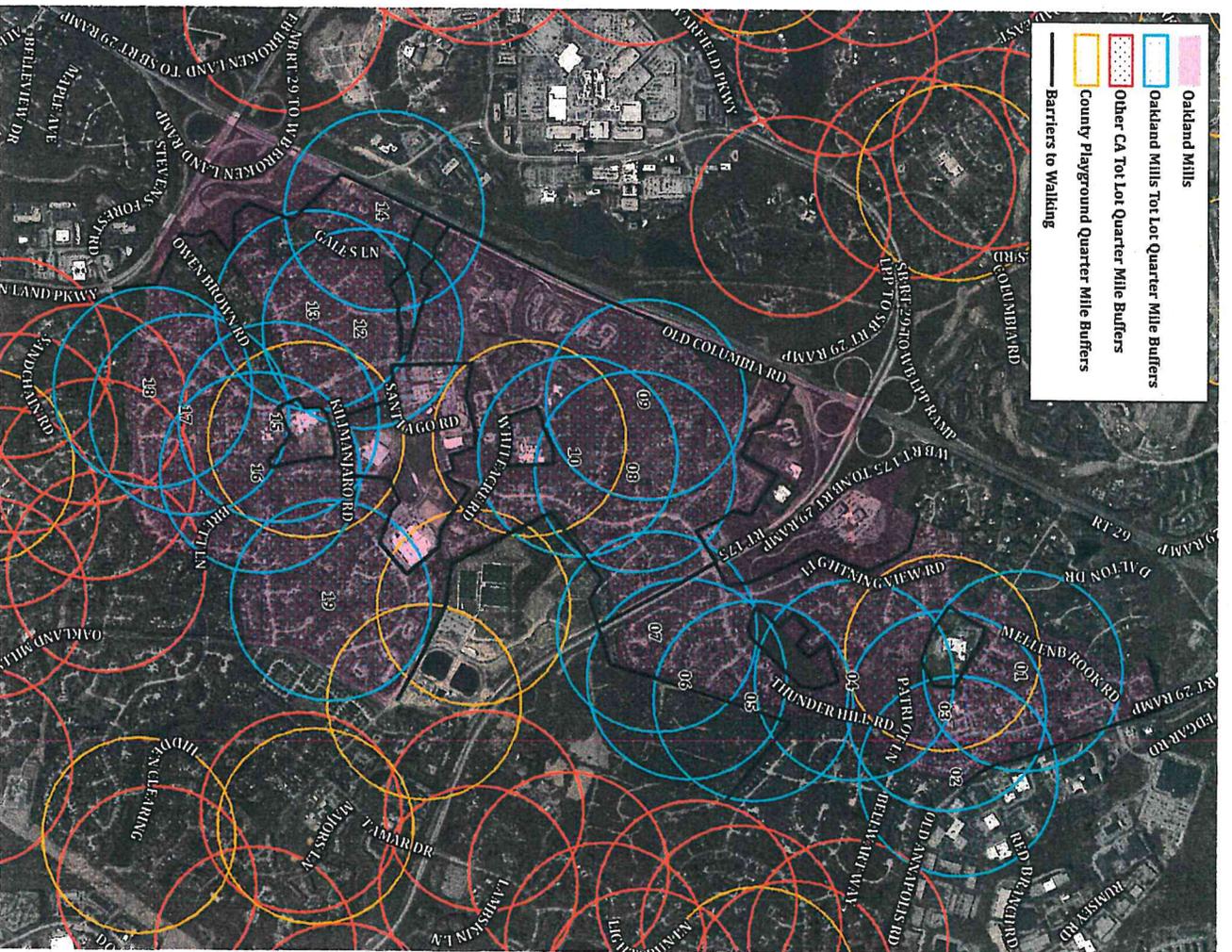


Accessibility



1/2-mile radius representing an estimated 10-minute walk

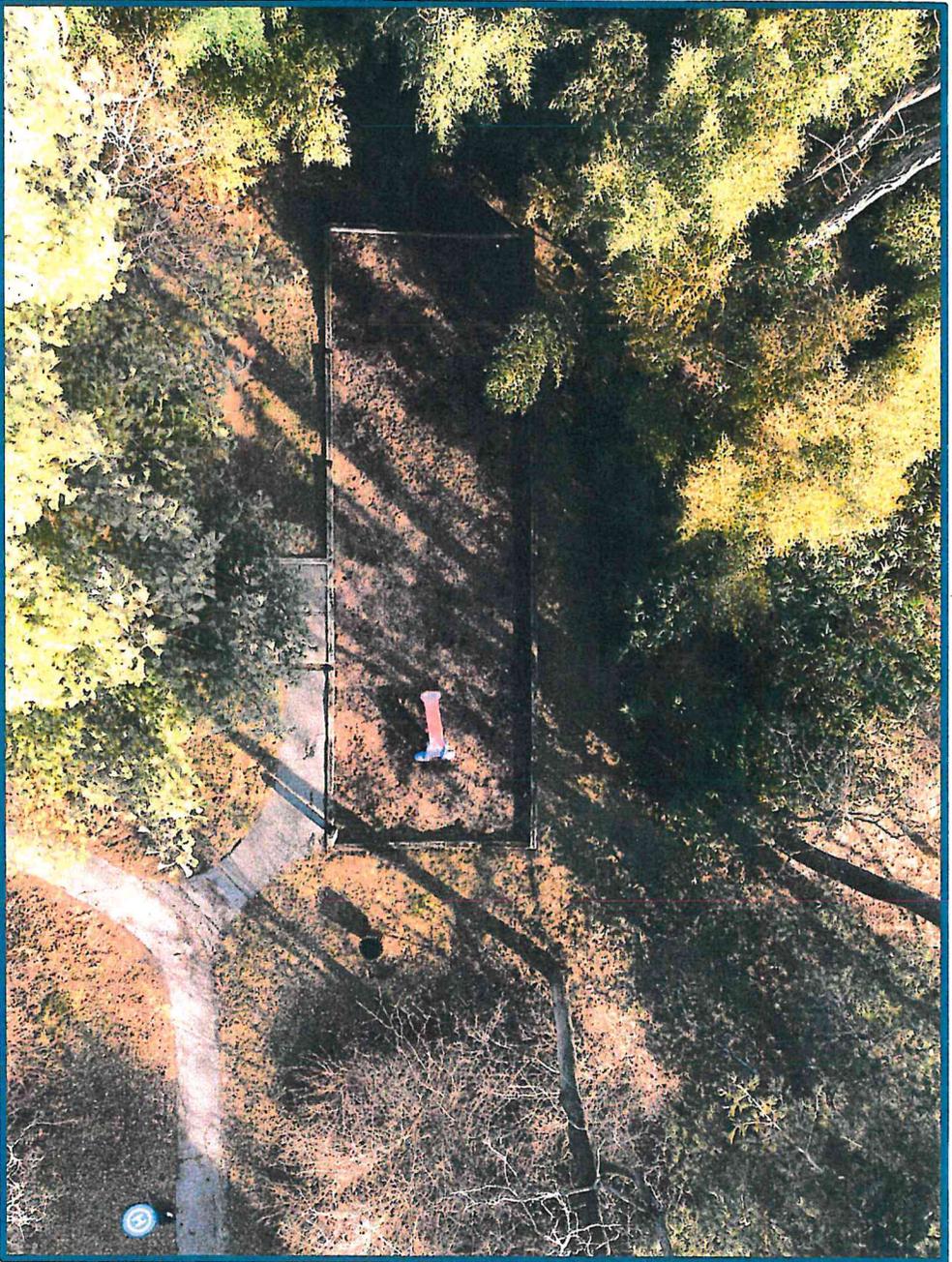
Accessibility



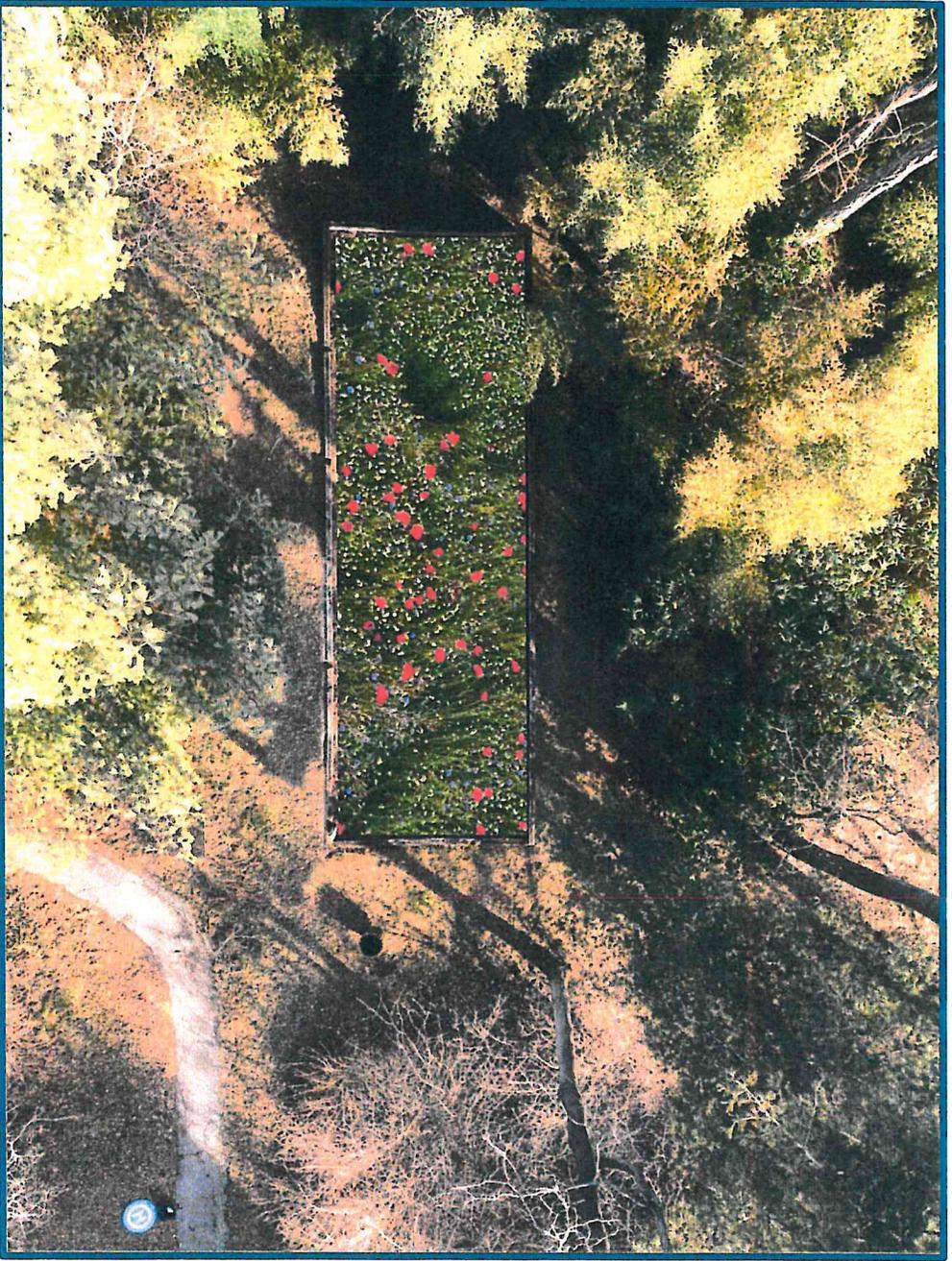
1/4-mile radius to identify clusters

Opportunities

Castille Court



Opportunities



Castille Court

Next Steps

- Conduct further study into the Oakland Mills tot lot system in regards to ASTM compliance, accessibility and utilization
- Research industry trends
- Prepare multiple options for decision-makers

Appendix

Tot Lot #	Reference name	Notes
OM-1	Greenville Court	Level area, sufficient room for expansion, central location in neighbor
OM-2	Orchard Green	Complicated site, built on a steep grade, limited room for expansion
OM-3A	Thunder Hill NC	Complicated site, built on a steep grade, limited room for expansion
OM-3B	Thunder Hill NC	Past useful life, difficult to expand due to topography, within other tot lots 1/4 mile radius, inability to meet ASTM standards due to size
OM-4	Delphinium Court	Past useful life, within other tot lots 1/4 mile radius
OM-5	April Wind Court	Past useful life, within other tot lots 1/4 mile radius
OM-6	Hound Hill Court	Level area, room for expansion with tree removal
OM-7	Bluecoat Lane	Level area, no room for expansion
OM-8	Mirrorlight Place	Past useful life, within other tot lots 1/4 mile radius
OM-9	Wandering Way	Some room for expansion with grading

Appendix

Tot Lot #	Reference name	Notes
OM-10	Caboose Court	Steep grade
OM-11	Tabbott Springs NC	Nearing useful life, NC building can not support daycare
OM-12	Cameback Lane	End of useful life, low usage, within other tot lots 1/4 mile radius, No room for expansion
OM-13	Gatsby Green	End of useful life, low usage, within other tot lots 1/4 mile radius
OM-14	Offshore Green	Limited area for expansion
OM-15A	Stevens Forest NC A	Fairly level with room for expansion, ADA access.
OM-15B	Stevens Forest NC B	Small, no room for expansion, ADA access. (daycare)
OM-16	Pamoking Road	Past useful life, within other tot lots 1/4 mile radius
OM-17	Pastora Place	Level, room for expansion, adjacent tot play field
OM-18	Castile Court	Unable to meet ASTM Standards due to size, topography, within other tot lots 1/4 mile radius
OM-19	Macomber Lane	Limited area for expansion



Date: January 24, 2020

To: Members of the CA Board of Directors and Milton Matthews, President/CEO

Re: Stevens Forest area enhancement proposal

PURPOSE

To develop a community gathering area that would enhance the amenity/lifestyle space that is currently underutilized. The primary goal is to bring all ages and races together to build a better sense of community. Another goal is to create a process that CA can use in similar situations.

STAKEHOLDERS

CA Board of Directors and staff

Oakland Mills Community Association Board of Directors and staff

Current occupants of the Stevens Forest Neighborhood Center

Stevens Forest Elementary School staff and PTSA

Stevens Forest and Talbot Springs residents

The Oakland Mills Meeting House

Oakland Mill Village Center merchants and other vendors (food trucks, entertainment, etc.)

PROCESS

- Define the area to be included.
- Identify existing facilities/equipment; determine its condition; and assess how well it is currently utilized.
 - Acquire the HRD land next to the SF pool.
 - Work with CA staff to facilitate a process involving all stakeholders in discussing what activities would create a gathering place for all.
 - Consider hiring an expert who has done this type of project to obtain suggestions of what has worked in other communities.
 - Present the expert's suggestions, along with cost estimates, to the community at a public meeting.
 - Following the meeting, ask the community to vote on their first and second choices.
 - Present to the CA Board of Directors

Goal is to begin in FY20 or FY21

Thanks for your consideration.

Ginny Thomas

Comments entered into discussion in absentia from OM Board Member Lynn Engelke at the Feb. 11, 2020 Oakland Mills Board Meeting

Proposing the re-imagining of the Stevens Forest Neighborhood Center falls the category of a solution looking for a problem. The stated goal is to have an active, multi-generational, multi-racial community gathering place -- and that's exactly what we currently have at the Stevens Forest Neighborhood Center.

The SFNC location is not appropriate for further development.

* The property is located on a busy road where residents already face congestion and where parking is limited.

* The site closely abuts residential properties at the end of both the Commitment and Clearsmoke cul-de-sacs. Increased traffic, activities, and visitors from surrounding communities would negatively impact the quality of life for residents.

Two other Oakland Mills properties are very much in need of some redevelopment:

* The Talbot Springs neighborhood center, pool, and adjacent area. Focused attention and investment here would contribute greatly to the well-being and community cohesion of the surrounding area.

* The Exxon property. This could be a perfect gathering spot for Oakland Mills residents and would solve two problems at the same time: (1) increase activity and encourage patronage of businesses at the Village Center, and (2) correct what is currently an unusable and unsightly vacant lot at the very heart of our Village.

There are no funds available for an ambitious re-imagining or redevelopment of an already very successful neighborhood amenity.

CA has been clear about their need to reduce expenses by taking many existing neighborhood centers and other facilities offline. Major enhancement of SFNC could reduce available funding for even standard maintenance of other CA centers and would exacerbate perceived inequities.

Conducting studies have been unrewarding for Oakland Mills.

Typically, resulting recommendations aren't effectively pursued, but attention and funding is diverted and exhausted.

Manager's Report

Submitted by Sandy Cederbaum for February 11, 2020 OMCA Board Meeting

SAVE THE DATES:

Friday, March 27th: Annual Volunteer Dinner

OM Volunteers and a guest will receive invitations in Mid-Feb. for this annual event. Please save the date!

Community and village issues:

Continue to monitor current community issues and work w/county and board chair/committee chairs to address issues.

- Awaiting a reply from Buck Bohmer, HC Engineering regarding roundabout study that county said would be conducted
- Facilitated the contract between a daycare and OMCA to use Talbott Springs NC for The purpose of conducting a daycare operation. Initial contract is from Feb. 2020 – Aug. 2020 and will provide the much needed funds to maintain the center.
- Worked with Amy Carpenter to update the information for the Election Packet and began publicizing OMCA elections

Thunder Hill: signed contract for THNC for summer camp

Stevens Forest: signed contract for Adventures in Camp – 16th season

TVIH will hold summer programs and events at the Other Barn with continued access to the TVIH office in the SFNC.