



oakland mills
we value connections

Oakland Mills Community Association

Village Board Meeting Minutes

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

Board Members: Bill McCormack, Jr., Co-Chair ~ Ginny Thomas, Co-Chair ~
Jervis Dorton, AC Chair ~ Jonathan Edelson ~ Paul Verchinski
Tawania Williams ~ Kay Wisniewski
Reginald Avery, Columbia Council Representative

August 12, 2014

Regular OMCA BoD Meeting

Mr. McCormack called the regular meeting of the OMCA Board of Directors to order at 7:04 pm.

Present: Bill McCormack, Jr., Board Co-Chair; Ginny Thomas, Board Co-Chair; Jervis Dorton, AC Chair; Jonathan Edelson; Paul Verchinski; Kay Wisniewski; Reginald Avery, CA Board; Sandy Cederbaum, Village Manager; Brigitta Warren, Event & Administrative Coordinator; Fred Eiland, Community Organizer

Absent: Tawania Williams

Also Present: Courtney Watson, HC Councilmember and Candidate for County Executive; Jane Dembner, Columbia Association; Kimberly Pruiem, Special Assistant to Councilman Calvin Ball; Romaine Kesecker, URS(Bridge Feasibility Study Consultant)

Opening of Meeting

Ms. Thomas motioned that the agenda for August 12, 2014 (ATTACHMENT "A") be approved. **Mr. Verchinski** seconded and the motion passed (6-0-0).

Ms. Thomas motioned to accept the minutes from July 22, 2014 (ATTACHMENT "B"). **Mr. Edelson** seconded and the motion passed (6-0-0).

Resident Speakout

Resident Julia McCready asked what the working definition of "reinventing" that is being used in the Reinventing Oakland Mills Task Force. She also asked what body of information the Board is working from on this Task Force. **Mr. McCormack** stated that all the work that is being done on this Task Force can be found on the village website. He stated that the group should develop a definition of reinventing. The group is focusing on the problems and issues currently facing Oakland Mills and what to do about them which is why they used the word reinvent.

HC Councilmember Courtney Watson, Candidate for HC Executive, was present. She made an

opening statement to the residents. She thanked Oakland Mills Board for giving her the opportunity to come and hear the residents' concerns. She is appreciative how involved Oakland Mills is in the community, especially in the past year. She stated she sees Oakland Mills as a big opportunity; a gateway to downtown. She does plan to focus on Oakland Mills as it's time has come.

Ms. Thomas stated that when she was on the County Council she remembers there being a concern where the County did not care about other parts of Howard County, only Columbia, but now it seems to be the opposite. She wants Oakland Mills to be more than just the OM Village Center, but the entire community; Santiago Road all the way to the Lake. She asked what James Rouse would have done. She stated that Oakland Mills needs a strong partnership with the County and needs to bring in both commercial and residential. She listed the different groups that Oakland Mills needs to work with to revive Oakland Mills. She requested that Councilmember Watson be a fighter for Oakland Mills. Councilmember Watson responded that she does believe Oakland Mills time has come. She stated she has an idea to get all of the County agency department heads in the same room with the Oakland Mills Board to see how the County can play a part. She will try to make this happen possibly by September. She agreed that Oakland Mills does need attention from the County and she pledges to be that champion.

Mr. McCormack spoke as the Chairperson of the Housing Committee. He stated that the committee has four pages of recommendations to give to the County regarding housing. He specifically asked if Councilmember Watson would help with the proposed County wide plan and policy for deconcentration of Section 8 housing and when the New Town Zoning laws are reviewed later this year, **Mr. McCormack** asked if Councilmember Watson would be against any proposed requirement mandating any affordable, Section 8, MIHU's, or subsidized housing in New Town. Councilmember Watson responded that Columbia was meant to welcome everyone, but there is too much concentration in Oakland Mills. She stated she is not clear on what the best policy is to get this done. She does not want there to be concentrated housing in any one area. She gave the example of Burgess Mills. She stated in this complex, all market rate units went fast. She stated that she would definitely take a look at it as each area should have all types of housing offered. She does not want to eliminate all types of affordable housing. She also stated that sixty days following being elected into office she will put together a task force on housing. Councilmember Watson stated that redistricting is not a nasty word. She stated she could not commit to do exactly what the Housing Committee is requesting. She will assign a "Blue Ribbon Task Force" with the hopes of making changes happen within 6 months. She asked for a member of the OM Board to be a part. **Mr. Edelson** explained the current crossing guard issue. He stated that he does not feel that the Police Department is working too hard trying to find one. He asked what would Councilmember Watson do to ensure that there is a crossing guard for Talbott Springs ES and Stevens Forest ES. Councilmember Watson stated she has called the Chief of Police. She stated that the Chief guaranteed that every crossing would be covered. She stated she would follow up with him. She also stated that the Chief has increased the crossing guard hourly rate to \$14/hour and that he is working on a long term solution. **Mr. Edelson** also stated that based on his reading, it is not a good idea to concentrate children in schools that are economically challenged. He asked Councilmember Watson what she would do to work towards more equitable distribution in schools. She stated that when you redistrict there are always opportunities to make it more diverse and equitable. **Ms. Wisniewski** asked how short a deadline Councilmember Watson would give her Blue Ribbon Task Force. Councilmember Watson responded sixth months. **Ms. Wisniewski** stated that **Mr. McCormack**

would be a good representative to have on this Task Force. **Ms. Verchinski** stated he did not have a question, but more wanted to raise a consciousness. **Mr. Verchinski** stated that Columbia needs an iconic bridge. He also discussed the path from Howard County General Hospital to Blandair Park. He stated his concerns that Oakland Mills' concerns are not being addressed regarding the path. He stated there are a lot of capital items that Oakland Mills will need Howard County's help with funding. **Mr. Dorton** stated that the current bridge is an embarrassment. He stated that the Bridge needs to get done on schedule with the opening of the multi-use pathway. Councilmember Watson stated she will take this information under advisement. Resident Werner Gruhl gave Councilmember Watson an envelope with information regarding the current FARMS rates. Councilmember Watson thanked Resident Gruhl for the information and stated she would continue to talk with the HC School Board. Resident Doris Morgan stated Oakland Mills Village has been targeted. Her concern is a community is as good as its school. Councilmember Watson asked how can the community make the schools attractive regardless of socio economic makeup. Oakland Mills needs one big project to attract people. Resident Sandra Braxton-Riley thanked Councilman Calvin Ball and Kim Pruium for the speed humps on Thunder Hill Road. She stated that Thunder Hill Road needs more crosswalks. **Ms. Thomas** stated that this is an agenda item and HC will be at the OM Board meeting on October 14th. Resident Bryan Hagan stated he has lived in OM for three years and has seen an increase in children causing issues in the neighborhood and is concerned. Councilmember Watson stated that HC has just funded additional police bicycle units for pathways. Resident Bob Ginsberg stated that having just one catalyst is not necessarily the answer. Councilmember Watson stated that she does not disagree and will work to bring multiple projects to Oakland Mills. She stated that the FARMS rate has increased overall due to the recession; 4% to 20%. She stated that the OMCA Board should invite the HC School Board and the HC School Superintendent. Resident Hector Santiago asked for more visibility in government. He asked for a searchable website. Councilmember Watson stated that if she is elected she will appoint a navigator in her office to give direction as to where the individual looking for information needs to go. **Ms. Thomas** thanked Councilmember Watson, the OMCA Board and the residents for participating in this discussion.

URS Consultants: Howard County's Office of Transportation

Romaine Kesecker, URS Consultant, gave a Powerpoint Presentation regarding the progress of the Bridge Feasibility Study. He gave an analysis of the existing structure. He stated that it is in pretty good condition. The deck is in good condition, the sub structure in in good condition and the ten feet span is too narrow for both a transit and a bike/pedestrian path. The existing bridge will take transit but it will not fit anything else. **Mr. Dorton** asked about the ideas he sent to the County. Mr. Kesecker stated he did receive the information. Resident Nan Lyon suggested a double decker bridge. Mr. Kesecker stated the group did not look at that option. Mr. Kesecker gave examples of the various options the URS group has come up with for the Bridge.

Option 1 – Retrofit – replace existing gate with an artistic structure and replace existing fencing with fabricated bridge while keeping existing structure.

Option 2 – Add New Transit Bridge – Provide a one lane bridge for transit alongside an existing bridge for walking. This option would have little environmental impact with minimal clearing and the work in the median is simplified. Jane Dembner, Columbia Association, stated that it is best to have only one lane for transit. Ms. Kesecker stated that this option is more expensive but the group will be putting this option before the County. A resident expressed

concern with this option regarding the weather. Resident Karen Gray asked if the covering had to be over the whole side of the pedestrian bridge. Mr. Kesecker responded yes, it keeps people off of the transit lane and from throwing things over the side of the bridge.

Option 3 – Cable Stayed Bridge – 110 feet tall bridge with a 29 foot clearance over Route 29. Other features can be added to this bridge. This is a very large structure and there is nothing else like this in Maryland. This structures estimated cost just for construction is \$17.5 million.

Option 4 – Iconic Precast Bridge – Performed structural analysis. This is an extra dosed bridge with a high retention fabrication before construction. This bridge flattens out the cable and lowers the height about 60 feet. As far as connectivity, the same surface cannot be used on pathway and on bridge. There is 34 feet of pavement and this option has a large environmental impact. A lot of clearing will need to take place, plus 30-50 feet on each side. There would also be retaining walls. There would be two way transit on this bridge. The estimated cost of this bridge is \$16.5 million. Resident Cathy Spain stated that the Bridge Columbia group wrote a letter to John Powell regarding construction of the pathway in conjunction with the Bridge. Resident Margaret Mauro stated that there should be some sort of barrier between residents and the bridge. Mr. Kesecker looked at fencing, maybe a gated bridge. An installation of a trail and lighting. The connection would be parallel to the roadway for transit.

Option 5 – Alignment Option - Raised boardwalk/trail- An elevated boardwalk, separated from the trail. The area next to Grande Point construction of long bridge span, undesirable skew and significant greenway impact. The amenities of this option would be lighting, call boxes, video option and trash receptacles.

Ms. Dembner asked what the next phase would be. Mr. Kesecker stated that URS would be taking comments from all stakeholders. By mid-September, URS will be presenting the first draft to the County. URS would like to finalize the study plan by the end of September. Mr. Kesecker requested that any questions the residents may have should be sent to **Ms. Cederbaum** and she would forward them to him. **Ms. Cederbaum** asked if Mr. Kesecker would be sharing the different types of transportation to the County. Mr. Kesecker stated that that was not really within URS' scope.

Managers' Report

Ms. Cederbaum distributed her report (ATTACHMENT "C") and three donation request letters she had received for the OMCA Board to review (ATTACHMENT "D"). The donation requests will be discussed and voted on at the next OMCA Board meeting.

CCR Report

Mr. Avery stated CA's deer policy. The policy states that you cannot hunt closer than 150 yards within a dwelling and therefore CA does not allow any type of hunting on its property. CA has left this issue up to Howard County.

CO Report

Mr. Eiland's report was distributed. (ATTACHMENT "E") He announced the Back to School Bash on August 20, 2014. He requested a meeting with Ms. Thomas to discuss the housing project assigned to him by the board.

Committee Reports

Mr. Edelson distributed the Education Committee's written Mission and Objectives (ATTACHMENT "F"). **Ms. Thomas** motioned to accept the objectives as written. **Ms. Wisniewski** seconded and the motion passed (5-0-1).

The regular OMCA Board meeting was adjourned at 9:40 pm.

Ms. Wisniewski motioned to have a closed session regarding Oakland Mills Architecture Committee issues. **Mr. Edelson** seconded and the motion passed (6-0-0). (ATTACHMENT "G"). The closed portion of the meeting began.
Respectfully submitted: Brigitta Warren, Event and Administrative Coordinator



**Oakland Mills Community Association
Village Board Meeting AGENDA**

The Other Barn ~ 5851 Robert Oliver Place ~ Columbia, MD 21045
Board Members: Virginia Thomas, Co-Chair ~ Bill McCormack, Co-Chair,
 Jervis Dorton, Architectural Committee Chair ~ Jonathan Edelson
 Paul Verchinski ~ Tawania Williams ~ Kay Wisniewski
 Reginald Avery, Columbia Council Representative

Please note that the August 26, 2014 Oakland Mills Board Meeting has been canceled.

**Oakland Mills Board of Directors
August 12, 2014 - Draft Agenda**

7:00 p.m. Opening of Meeting
 Approve the agenda for tonight's meeting
 Approve the minutes from the July 22, 2014 meeting

7:05 p.m. Resident Remarks

7:10 p.m. Courtney Watson, HC Council Member and Candidate for HC County Executive: Ms.
 Watson will hold a listening session with the Board focusing on what the County can do better at the County level as it relates to Oakland Mills. Topics to include the Rte. 29 bridge concept, multi-use path, streetscape, master planning process to reinvent OM, subsidized housing, Blandair Park, schools in the village and other issues.

7:40 p.m. URS Consultants: Howard County's Office of Transportation will provide an overview of progress of the feasibility study underway for an improved connection between Downtown Columbia and Oakland Mills across US29. The study focuses on the existing pedestrian bridge and whether it can be retained to provide the desired connection. Also being considered is the potential for new construction of an iconic bridge and other alternatives to provide dedicated pedestrian and bicycle lanes and public transit only access. The meeting will provide the OMCA Board and attendees the opportunity to comment and ask questions regarding the study.

8:40 p.m. Board Co-Chair Remarks, Ginny Thomas and Bill McCormack

8:50 p.m. Manager's Report, Sandy Cederbaum

8:55 p.m. Columbia Council Report, Reginald Avery

9:00 p.m. Community Organizer Report, Fred Eiland

9:05 p.m. Committee Reports
 Architecture, Jervis Dorton
 Safety, Tawania Williams

9:10 p.m. New Business

9:20 p.m. Board Bulletin Board

9:30 p.m. Adjourn

PCOMING EVENTS: Aug. 20, Back to School/End of Summer Bash; Sept. 17, Board of Education Candidate's Forum; Oct. 5, Jazz in the Mills Presents Janine Gilbert Carter; Oct. 11, OM Cultural Arts Festival; Oct. 24, Community Arts for Little Ones Series Debut



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Tawania Williams ~ Kay Wisniewski
Reginald Avery, Columbia Council Representative

July 22, 2014

Regular OMCA BoD Meeting

Mr. McCormack called the regular meeting of the OMCA Board of Directors to order at 7:00 pm.

Present: Bill McCormack, Jr. Board Co-Chair; Ginny Thomas, Board Co-Chair; Jonathan Edelson; Paul Verchinski; Tawania Williams; Kay Wisniewski; Reginald Avery, CA Board; Sandy Cederbaum, Village Manager; Brigitta Warren, Event & Administrative Coordinator;

Absent: Jervis Dorton, AC Chair; Fred Eiland, Community Organizer

Also Present: Ernesto Díaz, Principal, Stevens Forest ES; Jeremy Scharfenberg, Energy Manager, Columbia Association; Paul Cole, Retrofit Baltimore; See Resident List

Opening of Meeting

Mr. Edelson motioned that the agenda for July 22, 2014 (ATTACHMENT "A") be approved. **Mr. Verchinski** seconded and the motion passed (6-0-0).

Ms. Thomas motioned to accept the minutes from July 22, 2014 (ATTACHMENT "B"). **Mr. Verchinski** seconded and the motion passed (6-0-0).

Resident Speakout

Ernesto Diaz, Principal from Stevens Forest ES was present to introduce himself. He asked the **OMCA Board** to help him make certain to let any new families know that now is the time to register for the new school year. Mr. Diaz asked if **Ms. Cederbaum** could please send a blurb with this registration request information. **Ms. Thomas** asked how the OMCA Board could help. Mr. Diaz responded that communication both ways, helping each other with events and working in partnership with each other. **Ms. Wisniewski** asked about the issue with the school crossing guard. Mr. Diaz said he is aware of the issue and will make some phone calls and try to apply some pressure. **Ms. Thomas** asked if the **OMCA Board** should write a letter about this issue to Councilman Calvin Ball. **Ms. Cederbaum** stated that the problem is there is funding for this position, but don't have the people to fill the position. **Mr. Avery** stated the required hours

are difficult hours. **Mr. Edelson** stated that the process to fill the position had begun, but had not been completed.

The owners of the Columbia Pharmacy were present to introduce themselves. On July 1st they celebrated their one year anniversary. They shared a couple of issues that they are currently having. **Mr. McCormack** recommended that they speak with Steven Whalen who is the owner of the professional building. **Ms. Thomas** asked if they had looked into using the vacant space adjacent to Food Lion? They stated that yes, they did, but it was too big. Steve Whalen, who they rent the property from currently, was friendly and accommodating of their needs. **Mr. Edelson** suggested putting a map at the office building or Village Center with a location of all of the businesses in Oakland Mills. **Ms. Thomas** asked if they knew where their customers come from. They stated that they are local residents, many with walking distance. They have reached out to the Johns Hopkins building across Stevens Forest to try and get more customers. **Ms. Thomas** asked **Ms. Williams** to follow up with some of the pharmacy security issues.

Columbia Home Energy Efficiency Upgrade Coop Program

Jeremy Scharfenberg, CA Energy Manager, was present to discuss Columbia Association's plan to educate the Columbia communities on how to be more energy efficient. He distributed a flyer with information regarding this program (ATTACHMENT "C"). Mr. Scharfenberg indicated as the Energy Manager of the Columbia Association, he has two main goals. The first is to work with CA's building portfolio to make our buildings as energy efficient and energy sustainable as possible. The other goal and the focus of why he is present at this meeting, is to actively engage the Columbia community in energy efficiency and sustainability as a whole. He has been working with this for the past two years and has taken a variety of steps to help the communities with energy efficiency. This spring, CA launched a program called the home energy efficiency upgrade. Mr. Scharfenberg introduced Paul Cole, from Retrofit Baltimore who is working with him on this project. BGE has launched a program that everyone in the State is paying into that is helping to have energy efficiency programs throughout the State and BGE gives this money back into the community in the form of light bulbs, energy credits. The program works where BGE subsidizes an energy audit for \$100. A contractor will come and perform an inspection on your home to check the efficiency of your home. They will then provide you with a document of any of the changes that they see needed to make your home most energy efficient. BGE will then cover half of the cost of your energy upgrades up to \$2000, provided you use one of their contractors on a provided list. This program did not take off as CA thought it would. CA is looking for ways to make this program more viable in the community. The three main components of making this happen is 1) CA sends out an energy advisor to see where there might be deficiencies; 2) gather together a pool of contractors that do work in this area and 3) achieving economies of scale, the more people who participate in the program, the more costs come down. CA launched this program in February in Harper's Choice village. They have also launched it in other villages. The first step is to get village Board members on involved. The Board members can serve as advocates and get the message out to the OM community. **Ms. Thomas** asked how many homeowners are needed to receive the additional 15% off of contractor services. Mr. Scharfenberg responded that each person equals 1% with the cap being 15%. **Mr. Edelson** asked if this was needed for each village. Mr. Scharfenberg responded that the figures were loosely based on village numbers. **Ms. Cederbaum** requested that Mr. Scharfenberg send her the wording and she will send out the information to the community. **Mr. Verchinski** asked how CA did outreach. Mr. Scharfenberg stated that first he comes to the village board and then hopes to have a community meeting. The village Listserv, monthly newsletters, street captains and word of mouth were used to promote the program. Resident Chuck Thomas stated he had gone to the community meeting for this program. In turn he had signed up to have the energy audit done at his residence. There are two parts to the program: the first is a quick energy checkup that is free and could get a 2% energy savings and the second is looking into doing higher energy efficiency for \$100, a service that is worth \$500. Mr. Edelson

suggested presenting the numbers to residents of how much money they can save using this program. He also stated that residents who join might be concerned that contractors will call their home. Mr. Scharfenberg stated that the program as a whole does not share customers' information. **Ms. Cederbaum** asked if customers get a list of contractors. Mr. Scharfenberg stated that the contractors that CA works with have agreed to reduce the cost of their services. **Mr. Verchinski** pointed out that Oakland Mills is an older village and some of the homes will never be energy efficient. Mr. Scharfenberg would like the **OMCA Board's** support and would like to hold a community meeting in Oakland Mills. **Mr. McCormack** stated that **Ms. Cederbaum** will send out information to all of communication lists. **Ms. Thomas** asked about the lights always being on in the CA Swim Center. Mr. Scharfenberg stated that the lights in the pool do not always work so it is required to keep the overhead lights on. **Mr. Avery** asked if this issue has been brought to the CA Board. Mr. Scharfenberg stated that the age of the pool makes it difficult to change. **Mr. Verchinski** asked if Mr. Scharfenberg was involved in solarizing CA properties. Mr. Scharfenberg stated that finding open space to utilize for this purpose has been difficult. **Ms. Cederbaum** asked if there were plans to put an electric car charging station in Oakland Mills. Mr. Scharfenberg stated that there are currently 5 and they are looking for more spaces to put the stations. **Ms. Cederbaum** recommended the CA Ice Rink as it is a much utilized facility. **Ms. Thomas** stated the **OMCA Board** would get back to Mr. Scharfenberg regarding setting up a community meeting. **Mr. McCormack** invited Mr. Scharfenberg to participate in the Oakland Mills festival.

Board Co-Chair Remarks

Mr. McCormack had sent out an email regarding the 6 MIHU's that have come up for sale in Howard County. The developer is looking for an offsite location for these MIHU's. This developer had suggested perhaps putting 2 of these units in Oakland Mills and one in Long Reach. This developer had asked the County if these properties would suffice for MIHU requirements. However, because of CB18, the units most likely cannot be put in proposed spots because they are in a census block with 10% or more poverty. Resident John DiTimasso was present, who had attended the Housing Commission Advisory Board meeting, and clarified that at this meeting the Advisory Board was asked to give approval to take 6 MIHU's and move them someplace else. This was approved. The Advisory Board did not rule on where these units would be placed or specify that they would go in Oakland Mills. **Ms. Thomas** expressed her frustration that there were no questions from the Advisory Board to the developer asking why the units could not be put on the current building site. Resident DiTimasso stated that it seemed to him that a discussion that may have included that information took place at a previous meeting and would be available in the meeting minutes. Resident DiTimasso stated that he is having a meeting at his house tomorrow, 7/23, for people who have expressed an interest in monitoring the Howard County Housing Board. **Ms. Thomas** stated that if Oakland Mills is even being considered as a location for some of these MIHU's, OM should have an answer to the questions why these units cannot be kept on site. She asked Resident DiTimasso if he had seen this information in the previous meetings minutes. Resident DiTimasso stated that it seemed to him that this particular property has been the source of many issues throughout the years. **Ms. Thomas** stated she was unaware that this property was already in existence. Resident DiTimasso stated that some of it had already been built, but it is not complete. **Mr. Edelson** expressed concern that why if there is property available the sites shouldn't be put on that

property. He stated that the idea behind the MIHU legislation is that you make the room where new property is being developed in the County. In this particular case, CB18 may have stopped those MIHU's being put in Oakland Mills, but have it be another part in Oakland Mills in a different census block, the legislation will not help. **Ms. Thomas** stated that these questions should be brought to Councilman Ball. **Ms. Thomas** asked if this developer owns property in Shadow Oaks and if so does Shadow Oaks fall into that census block. Resident DiTimasso stated that yes, this developer owns property in Shadow Oaks, but it does fall into the census block. **Mr. Edelson** asked for clarity of what the lines of the census block are. Resident DiTimasso stated that Tom Carbo, Director of Howard County Housing, did state that Oakland Mills would not be affected by the MIHU's. **Ms. Thomas** asked about other properties this developer owns in Oakland Mills. **Ms. Cederbaum** clarified that the developer's name is Barry Metha and he has owned property in Oakland Mills, but not sure if he currently does. **Mr. Verchinski** stated that Shadow Oaks may not have qualified because it may not have been the proper unit size. He stated that there are other factors that come into consideration. **Ms. Thomas** stated that the big question is why this developer is being allowed to move his units to another site in the County. It should be disclosed in the previous meeting minutes. **Ms. Wisniewski** stated that the rationale should be a matter of public record. **Ms. Thomas** asked if **Mr. Eiland** was available to research this case and get some answers. **Ms. Cederbaum** stated that **Mr. Eiland** is currently away. **Mr. McCormack** stated that the **OMCA Board** should contact Tom Carbo and ask him if the information is available in the minutes and if it is not available, why not. **Ms. Thomas** suggested cc'ing Councilman Ball and County Executive Ken Ulman. **Mr. McCormack** stated that the OM Housing Committee meets tomorrow, 7/23, and has three and a half pages of recommendations to give to Howard County, which includes the abolishment of the fee in lieu program and alternative compliance.

Mr. McCormack stated that Councilman Ball had sent an email stating that there will be a presubmission hearing on August 6th at 6pm at Meeting House regarding the Mill Haven Lots 5, 6, and 7. **Mr. Verchinski** provided background information. Three houses are being built on one flag lot on Sohap Lane off of Oakland Mills Road where there was one rancher. They are all outparcels. **Mr. McCormack** stated it might be educational for the **OMCA Board** to attend the meeting. He stated it will not affect OM directly, but may affect our schools as children in that area are slated to go to Talbott Springs ES.

Mr. McCormack stated that after the election, the County Council will be reviewing New Town Zoning. **Mr. McCormack** spoke with an individual from the group Advocates for Affordable Housing and this individual stated that they will be working on getting together to have a mandate for subsidized housing in New Town Zoning. There currently is no mandate for subsidized housing in New Town Zoning. Currently, 83% of subsidized housing is in Columbia and 80% of Section 8 housing is in Columbia. Columbia has only 40% of the total population of Howard County. **Mr. McCormack** suggested working with the other villages of Columbia, specifically the four older villages, to stop the mandating of subsidized housing in New Town Zoning. **Ms. Cederbaum** stated that possibly if the requirement is made in New Town Zoning, Oakland Mills may have already met the new requirement and the subsidized housing will be disbursed throughout Columbia, outside of Oakland Mills. **Ms. Thomas** stated that Dorsey's Search Village is not part of New Town Zoning. **Mr. Edelson** requested that the **OMCA Board** find out what is part of New Town Zoning. **Mr. McCormack** relayed a conversation he had with Tom Carbo regarding the possible new mandate. Mr. Carbo stated the bill would have to be handcrafted to exclude those villages that already have more than what would be the new

requirement for subsidized housing. Mr. Carbo stated this would be difficult to do. **Mr. McCormack** stated that if this exception is not part of the new legislation of New Town Zoning, there will be much opposition. **Ms. Thomas** asked why they are dealing with New Town Zoning to begin with. There currently is no requirement in New Town Zoning for subsidized housing so why do the new developments that are part of New Town Zoning have to deal with it, specifically with the Kimco property in Wilde Lake. **Ms. Thomas** stated that she felt there was a lot of inconsistency occurring and felt it might be beneficial for OM and the other village boards to hire a consultant to look into this issue and help us get the answers to some of our questions. **Mr. Edelson** stated that it is also important to understand the new proposed legislation. **Mr. McCormack** stated that he feels the **OMCA Board** should make their statement clear that they are against any requirement for subsidized housing. **Mr. Edelson** stated that he would like to know more details regarding the proposed legislation before forming a position. **Mr. McCormack** discussed a migration strategy regarding moving subsidized housing from Oakland Mills to River Hill. **Ms. Wisniewski** motioned that the co-chairs explore the possibility of hiring a housing consultant to explore these issues. **Ms. Thomas** seconded and the motion passed (6-0-0). **Mr. Verchinski** suggested the possibility of doing away with New Town Zoning. What is the New Town Zoning doing for Columbia? **Ms. Wisniewski** stated that the purpose of New Town Zoning was for Jim Rouse to put together Columbia and Columbia is now built. **Mr. McCormack** asked if the New Town Zoning areas would easily be changed into new zone requirements. **Mr. Edelson** stated that having New Town Zoning vs. not having New Town Zoning should also be explored.

Managers' Report

Ms. Cederbaum distributed her report (ATTACHMENT "D"). She asked for Board members who had not signed the Fiduciary Responsibility and Conflict of Interest forms distributed at the first Board meeting in May, please do so. She stated that an adjustment had to be made on the FY14 Year End Financials that had been submitted to CA, Mr. McCormack will sign the revised report. **Ms. Cederbaum** discussed an incident that had occurred at a wedding over the weekend. **Mr. Verchinski** stated that he had looked for the checklist of possible covenant violations that residents could have on the website and did not find it. **Ms. Cederbaum** stated that she will look into if such a checklist exists and what other villages do regarding this.

CCR Report

Mr. Avery stated that at last week's CA Board meeting Symphony Woods was discussed and the vote was (6-4) to proceed with the Inner Arbor Trust plan. The letter submitted by the **OMCA Board** was read at meeting. The Inner Arbor Trust did request more money for their project. Michael McCall will come back to the CA Board to discuss changes Howard County has asked him to make. **Mr. Avery** stated that he felt that Bill Woodcock and other blog writers from this village were very unprofessional in their approach and were very adamant that they were for the McCall plan.

Mr. Avery announced that on 7/23 at 10am, the groundbreaking ceremony for Haven on the Lake will take place. The CA Board did provide an additional \$1.6 million to continue this project as originally planned. **Mr. Avery** voted for these funds as he felt that individuals bought

memberships based on what was proposed to be there and the plan should be finished the way it was advertised.

He announced that there will be a CA Board meeting this Thursday, July 24 at 7:30pm.

CO Report

Mr. Eiland's report was distributed. (ATTACHMENT "E")

Events and Programs Update

Ms. Warren distributed a list of upcoming events and their status (ATTACHMENT "F").

Committee Reports

Ms. Williams stated she is waiting to hear back from emails she had sent.

The meeting was adjourned at 9:18 pm.

Respectfully submitted: Brigitta Warren, Event and Administrative Coordinator

**Manager's Report, Sandy Cederbaum
Oakland Mills Community Association
August 12, 2014**

Education Forum: Working w/other villages and Education Committee for the September 17, 2014 forum.

Deer Workshop and Pool Party: Worked with staff and board on these two events.

Managers Meeting: Working with a sub-group of managers to pursue a marketing campaign for the 10 villages combined. Goal is for a new 10 village website, 4 fold flyer, 10 villages logo. We will present plan to village boards and ask for request to utilize the village contingency fund for this purpose.

eNews: Wrote and emailed the OMeNEWS and draft agenda and revisions to the draft agenda for the board meetings and task force meetings and enews for pool party and deer workshop.

Prepare for Success: began Prepare for Success donation campaign for Oakland Mills

Drafted 5 letters regarding the multi-use path

Board correspondence and committee reports: read and reviewed all

Assisted residents, in particular answering calls regarding the new median on Lightning View and working w/Cedar on shopping center issue – abandoned rv in parking lot.

Processed Payroll, 401K, Met with Staff (daily), Bank deposits, meeting with Bookkeeper; Interviewed and hired new staff member: Lorna Walls who will work Tuesday and Thursday evening from 5:00 p.m. – 9:00 p.m. Ms. Walls will begin training on Aug. 14.



August 1st, 2014

To: Oakland Mills Village Association,

The Village In Howard, Inc. is an independent 501c3 non-profit organization being organized to help the seniors in the county "Age in Place". Our vision is to ensure that members will receive reliable, personalized, practical solutions and services by creating a community of caring members and volunteers that will help seniors remain in their homes as they age. Membership is open to all Howard County residents over the age of 55 who pay a membership fee. Volunteers will be drawn from the larger community of residents over the age of 18.

According to the Census Bureau, the total population of Howard County in 2013 was 304,508. Of that number, 11.7% are over the age of 65. That means 35,627 individuals are over 65 in Howard County. In Oakland Mills, the second Village founded in Howard County's city of Columbia, there are about 9900 residents. That means 1,158 people in Oakland Mills are over 65.

We know that changes in mobility, vision, physical ability and a shrinking network of support isolate residents as they age. This intergenerational effort will help seniors feel more connected to the community where they live. While many services exist in our county, the Village connects people, encourages seniors to use the services that exist, and through volunteer neighbor networks, fills in the gaps and creates the social cement needed to successfully age in place. The services offered will help these seniors remain in the community they love by supplying information, referrals, volunteer services, a vetted referral list of home service contractors and social activities of interest to the members. Listed below are the services the Village will have available for our members.

Concierge services: such as picking up prescriptions, walking the dog, mailing packages, help with putting out the trash;

Home Maintenance services such as trimming bushes, planting flowers, raking leaves, snow removal and cutting the grass;

Social Activities such as movie night, coffee klatches, book clubs, bridge groups, dinner out nights and what ever social activity the members would have an interest in doing.

Transportation: Volunteer drivers will take members to appointments and other destinations when other county options are not viable.

Help at Home: such as light housekeeping and chores, setting up computers.

Friendly Visitor Program: Social contact such as home visits to help with social isolation, daily telephone call checks.

The Village In Howard began in November of 2012 when several seniors got together to discuss the feasibility of a Village in Howard County. We were

incorporated in August, 2013 and received our 501c3 tax exempt status from the IRS in July 2014. We have received a \$10,000 grant from the Columbia Association and \$7000 in donations from 71 seniors interested in joining the Village. We also have 27 volunteers presently working on the Village project. We have made great progress in our goal of opening the doors, signing up members and delivering services.

In October we will open an office at Winter Growth that they generously donated to the Village. Now that we have an office, we will need basic supplies to keep the office running. We will need to install phone lines, wi-fi, and connections for our computers. We will need stationary, envelopes, waste baskets, copy paper, scissors, pens, pencils, staples, file cabinets and all the mundane objects that every office needs to be operational. I know this is not glamorous, but it is needed. We would like to receive a \$500 donation to help make the office operational. However, the Village would appreciate any donation that would help us begin the goal of helping seniors in Oakland Mills "Age in Place".

We look forward to working collaboratively with all the villages of Columbia, and the cities and towns throughout the county. We hope to increase the cohesive community culture that has been so important in maintaining Columbia's villages and address the needs of seniors that will continue to challenge our county in the coming decades.

Sincerely,
Mary McGraw

A handwritten signature in black ink that reads "Mary McGraw". The signature is written in a cursive style with a large, stylized "M" and "G".

President of the Board
The Village In Howard, Inc.,
Post Office Box 363, Fulton, MD 20759-0363
<http://www.thevillageinhoward.org>

Request for Donation from the Oakland Mills Community Association

Amount of Request: A-OK Mentoring – Tutoring, Inc. is requesting \$500, based on the amount recently received from other villages associations. However we will be pleased to have the Village of Oakland Mills as a contributor, regardless of the amount.

How the funds will be used: Donations will be used to provide increasing numbers of adult, volunteer mentor-tutors to be matched with students who are struggling to succeed. Students are selected by the school guidance counselor and teachers based on their need to improve their school performance and their ability to make use of a positive, encouraging relationship with an interested, dependable adult.

Background information about A-OK Mentoring – Tutoring, Inc.

A-OK was founded in 2003 and became a 501.c.3 organization and official partner of the Howard County Public School System (HCPSS) in 2009. For its first 10 years, A-OK was a 100% volunteer organization.

The mission of A-OK (Assist OUR Kids) Mentoring – Tutoring, Inc. is to enhance the successful academic and social development of identified Howard County students through the encouraging, ongoing support of adult mentor-tutors.

In school year 2013-14, **95 adult volunteers assisted approximately 220 students**, in 14 elementary schools, 2 middle schools, and 6 after school centers of the Black Student Achievement Program (BSAP) and Bridges Over Howard County (federally funded program.) In Oakland Mills Village A-OK volunteers are active in Stevens Forest Elementary School, Oakland Mills Middle School, as well as in the BSAP after-school program in the Forest Ridge Apartments on Stevens Forest Road.

How the donation will benefit the Oakland Mills Community: A-OK serves two constituencies in Oakland Mills. A-OK recruits, screens, trains, and supports adult volunteers to be mentor-tutors to elementary school students. Most volunteers continue with their individual student for multiple years as the student transfers schools in Howard County and moves into middle school. Longevity of the relationship is one of A-OK's hallmark characteristics. The second constituency is comprised of the identified students who are struggling to succeed. A-OK sees itself as supporting Jim Rouse's vision of Columbia as a place where a diverse population of residents thrives and succeeds.

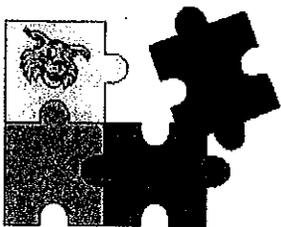
The following comments from teachers in the A-OK Annual Evaluation process in May-June 2014 illustrate how volunteers assist students.

Sample Teachers' Comments – June 2014:

√ K. does well academically, but has very little self-confidence or understanding of social cues, and struggles to create relationships. K.'s mentor has been outstanding. He is patient, kind and understanding. K. cannot wait for his mentor to arrive each week, as he loves their friendship.

√ R. has grown so much in the past year. Her schoolwork and attitude have improved greatly. She comes in every day ready to learn. Ms. Y was able to have fun with R., while discussing school and personal matters, and holding her accountable. Mrs. Y has made a significant impact on R.'s life by having a sincere interest in her. The program is great!

√ V. looks forward to meeting with his mentor every Thursday. Things have been stressful at his home, so having a mentor really helps him. They talk a lot and have an easy, nice rapport. The mentor couldn't make it last week, but he sent me an email with encouraging words for V. on his Science Fair Project.



STEVENS FOREST
ELEMENTARY SCHOOL PTA

Where Everyone Fits!

6045 Stevens Forest Rd. Columbia, MD 21045

sfespta.weebly.com

Stevens Forest Elementary
PTA
everychild.onevoice

August 2, 2014

Dear Oakland Mills Community Association Board of Directors:

Hi, my name is Jill Edelson. I am the President of the PTA at Stevens Forest Elementary School. Last year, OMCA generously granted us \$500 to assist with programs and advocacy supporting the students and staff at SFES. I request you consider supporting us again during the 2014-2015 school year.

To give you a little background, the PTA's mission is to:

- support and speak on the behalf of children and youth in the schools, the community, before governmental bodies and other organizations that make decisions affecting children
- assist parents in the developing skills they need to raise and to protect their children
- encourage parent and public involvement in our public schools

This year we will be providing many opportunities for our families and community to learn and have fun including an Ice Cream Social (September 19 @ 6:00 pm), International Night (February 27 @6:00 pm), and Family Bingo Night (April 10 @6:30 pm). Our School has been classified as a Title 1 School, meaning we have a substantial percentage of students from financially-challenged backgrounds. As the PTA President, I am trying to do everything I can to encourage the families of our students to attend events within our community. One of the ways that I am encouraging this is by keeping the cost of our events low by trying to seek donations. Every little thing helps. Any donations will be greatly appreciated and will assure our success.

We also support our teachers and staff in various ways. We provide meals during conferences, and last year we donated \$4,000 toward books for classroom libraries. We hope to provide school supplies and other support this year.

In addition, we would like to provide safety and health information to our families during events. One way we would like to do this is by handing out pamphlets and/or bookmarks that provide healthy eating tips and exercise information. A donation of \$500 would go so far to provide for teacher, children, and family events and services.

We are a 501(c)3 nonprofit organization. Our tax identification number is 23-7366856.

Thank you in advance for your help.

Jill Edelson

SFES PTA President

jill_pisces@yahoo.com

Community Organizer's Report

August 12, 2014

Back to School Bash

The Back to School Bash is scheduled for Wednesday, August 20, here in our Courtyard. All the local Principals and their staff members have been invited to attend this event.

The Housing Questionnaire Project

I have gathered most of the information needed to finish the Housing Questionnaire project. It should be finished within the next two weeks. I have spent a lot of my time just getting some of this information. The zoning codes are another issue all together. The last twenty multi-family developments approved in Howard County were Orchard Park, Cherry Tree Park, Annapolis Junction Town Center, Village of Wilde Lake Redevelopment, DC, Warfield, Block W-Parcels D-1 and D-2, Shipley's Grant, BS Land Acquisition-Beth Shalom Congregation, Lutheran Village at Miller's Grant, Vantage Condominiums at Turf Valley, Paragon, The Gatherings, Ellicott Mills Overlook Part 1, Howard Square, Grosvenor House, Maple Lawn Farms, Beechcrest Apts. Part 2, Orchard Meadows, Hilltop Redevelopment, Taylor Way, and Beechcrest Apts. Part-1. I have included in my report Forest Green, The Enclave at Emerson Apts., and Guilford Gardens.

Street Captain's Program

The next Street Captains meeting is scheduled for September 20.



Back to School/ End of the Summer Bash

Wednesday, August 20, 2014

5:00 pm to 8:00 pm

in the

Oakland Mills Courtyard

FREE!

FEATURING:

DJ Trestylz

Kids under 16 must be
accompanied by an adult.



**Bring new school
supplies to donate for our
"Prepare for Success"
backpacks drive.**

Snacks

Fun and Games



Sponsored by the Oakland Mills and
the Owen Brown
Community Associations.

Thanks to our Special Sponsors:
Oakland Mills Barber Shop/Salon,
The Columbia Bank, Walgreens,
and the YTC @ The Barn.

For more information, please contact
Fred Eiland 410-730-1129 or email
communityorganizer@oaklandmills.org

Oakland Mills Community Association
Taskforce: Reinventing Oakland Mills
Education Committee

The Education Committee will advocate for and assist our schools to ensure students attending schools in the Oakland Mills Cluster¹ have top-quality educational opportunities in diverse, enriching settings.

The Committee's objectives are:

- Discuss and highlight the positive events and accomplishments at each school in the Oakland Mills Cluster.
- Engage the PTA at each school in the Oakland Mills Cluster through their communication officials.
- Discuss with PTAs and school administrators whether schools need OMCA advocacy for additional funding or special project assistance.
- Develop and foster strategies that will help retain families throughout the community from elementary to middle to high school in Oakland Mills.
- Advocate for a county policy to prohibit any redistricting that would create a Free and Reduced Meals (FARMs) rate above 30% at any Howard County school or would increase the FARMs rate at any school already above 30%.
- Advocate for a below market housing and school FARMs de-concentration plan for Howard County that features coordination among the County Council, county departments (and commissions) and the Howard County Public School System/Board of Education.

¹ Oakland Mills High School, Oakland Mills Middle School, Stevens Forest Elementary School, Talbott Springs Elementary School, Thunder Hill Elementary School

OAKLAND MILLS COMMUNITY ASSOCIATION, INC.

STATEMENT FOR MEETING IN CLOSED SESSION

Location:
The Other Barn
5851 Robert Oliver Place, Columbia, MD 21045

Date: August 12, 2014

Time: 9:30

Motion By: Kay Wisniewski

Seconded By: Jonathan Edelson

Vote to Close Session:

	AYE	NAY	ABSTAIN	ABSENT
Co-Chair, William McCormack	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Co-Chair, Virginia Thomas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Jervis Dorton	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Jonathan Edelson	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Paul Verchinski	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Tawania Williams	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Kay Wisniewski	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

REASON(S) FOR MEETING IN CLOSED SESSION

Pursuant to Maryland Home Owners Association Act the Oakland Mills Community Association Board of Directors voted to meet in closed session or adjourn an open session to a closed session in order to:

- (1) Discuss:
Matters pertaining to employees and personnel;
- (2) Protect the privacy or reputation of individuals in matters not related to homeowners association's business;
- (3) Consultation with legal counsel;
- (4) Consultation with staff personnel, consultants, attorneys, or other persons in connection with pending or potential litigation;
- (5) Investigative proceedings concerning possible or actual criminal misconduct;
- (6) Consideration of the terms or conditions of a business transaction in the negotiation stage if the disclosure could adversely affect the economic interests of the homeowners association;
- (7) Compliance with a specific constitutional, statutory, or judicially imposed requirement protecting particular proceedings or matters from public disclosure; or
- (8) Or an individually recorded affirmative vote of two-thirds of the board or committee members present, some other exceptional reason so compelling as to override the general public policy in favor of open meetings;

TOPICS TO BE DISCUSSED: Covenant related issues

Time closed session began: 9:32 am Time closed session ended: :

PERSONS PRESENT DURING CLOSED SESSION: All board except
Tawania Williams, Reginald Avony, Fred Elland, Brigitta Warren

UPON RETURN TO OPEN SESSION, ANNOUNCE OUTCOME OF CLOSED SESSION (e.g., specific action taken, results of vote, no action taken):

discussed covenant related issues in process
thoughts on abandoned homes


Signature of Presiding Officer