



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
Jonathan Edelson, Vice-Chair ~ Kay Wisniewski, AC Chair ~ Paul Verchinski
Marcia White ~ Bill Woodcock
Reginald Avery, Columbia Council Representative

November 10, 2015

OMCA BoD Meeting

Mr. McCormack called the regular meeting of the OMCA Board of Directors to order at 7:15 pm.

Present: Virginia Thomas, Board Co-Chair; Jonathan Edelson, Vice-Chair; Kay Wisniewski, AC Chair; Paul Verchinski; Marcia White; Brigitta Warren, Event & Administrative Coordinator

Absent: Reginald Avery, CA Board; Bill Woodcock; Sandy Cederbaum, Village Manager

Also Present: Gerry Witte, PSAC Chair; Community Residents; Scott Templin, CA Community Planner

Opening of Meeting

- **Ms. Thomas** motioned that the agenda for November 10, 2015 (ATTACHMENT “A”) be approved. **Mr. Verchinski** seconded and the motion passed (5-0-0).
- **Ms. Thomas** motioned to accept the October 27, 2015 OMCA Board meeting minutes (ATTACHMENT “B”). **Ms. Wisniewski** seconded and the motion passed (5-0-0).

Resident Remarks

- Gerry Witte, Public Space Advisory Chair, was present to give an update. He distributed the “CA FY 17-18 Pre-budget Workshop – Summary of Public Space Advisory Committee Requests” (ATTACHMENT “C”).
- Mr. Witte is working on getting other villages involved. **Ms. Thomas** stated she would distribute the report to other village boards
- Mr. Witte stated that the wooden safety fences throughout Oakland Mills have begun to be replaced.
- **Ms. Wisniewski** reiterated her concern regarding deer management and Lyme disease. Mr. Witte stated that he will bring this issue to Open Space Management’s attention when he meets with them in the next week.

University of Maryland PALS Program

- Scott Templin, Columbia Association, was present to give an overview of the PALS (Participating for Action, Learning and Sustainability) program. This program is run by the University of Maryland and its purpose is to provide real life experience for the students.
- The program selects a jurisdiction in Maryland to partner with. Frederick was the first jurisdiction and Columbia is the second. Courses are offered on many topics relating to sustainability. The Community Economic Development course through the School of Social Work focuses on older neighborhoods.

The Columbia Association chose the classes that they would partner with.

- Four neighborhoods were chosen: Wilde Lake, Harpers Choice, Oakland Mills and Owen Brown. The end result hopes to look at Howard County programs that might be a good fit to remedy some of the issues that these communities are currently facing.
- Courses will present their findings in a public forum after the New Year.
- **Ms. Wisniewski** asked if Mr. Templin had given Carly Lewis, the course instructor, the OM VCCP. Mr. Templin responded yes.
- **Mr. Verchinski** asked if the group was looking at the social dynamics of the neighborhoods. Is there any thought to look at the makeup of the neighborhood – what the attraction is? Mr. Templin responded that probably in the individual neighborhoods.
- **Mr. Edelson** asked if class members would be randomly interviewing people. Mr. Templin responded that the course members will be focused on the stakeholders.
- Mr. Witte asked what type of commitment does CA have to implementing some of the recommendations. Mr. Templin said he does not know.
- **Mr. McCormack** asked if the OM Board could be more involved in the process and hear about preliminary findings? Mr. Templin responded that he does not know if preliminary reports are available. Mr. Templin stated he will pass along the OMCA Board's desires and disappointments to the group.

New Business

Howard County Police Pathway Patrol

- Corporal J. Zammillo and PFC R. Burris were present to give an update on the Howard County new police pathway patrol. He stated that they patrol all 90 miles of the pathway. The pathway patrol has better visibility and can get to the scene faster.
- The first Bike with a Cop was held on Halloween.
- They offer a Bike Workshop that includes helmet fittings, bicycle fitting, bicycle education and pathway safety.
- Encourages residents to use the CA app for the paths in Columbia.
- **Mr. Edelson** asked if the patrol is arranging visibility on school pathways when the school kids are on them? Mr. Zammillo stated that yes; the patrol is on those pathways during those times.
- **Mr. Verchinski** asked if the pathway unit was logging into the system any criminal activities that are occurring on the pathways. Officer Zamillo stated that the information is logged into a crime analysis data system. He stated that after a year of collecting, data statistics will be available to analyze and make any determinations.

Board Co-Chair Remarks

- **Ms. Thomas** stated she is still waiting to hear regarding the next steps of the feasibility study. She gave congratulations to all on helping to get the money.

Columbia Board of Directors Report

- **Mr. Avery** was absent, but **Mr. McCormack** gave updates.
- **Mr. McCormack** gave clarification regarding a concern over Ann DeLacy's remark at a Howard County school board meeting.
- The \$25K designated for the feasibility study is ready to go but must be used before April. **Mr. McCormack** thanked **Mr. Avery** for his work on getting that money.
- **Mr. Avery** is talking to the CA Board regarding the \$10K Revitalization Grant money. A clarification was made as to where that money is available from.

Manager's Report

- Manager's Report was distributed (ATTACHMENT "D"). **Ms. Wisniewski** led a discussion regarding the "Suggested Bylaw Amendment Regarding Board Member Covenant Compliance (ATTACHMENT "E"). She stated that previous OMCA Boards have handled it in different ways.
- **Mr. Verchinski** stated he felt it was an implementation issue, not a By-law issue. **Ms. Wisniewski** stated that there should be a set of procedures in place so administrators down the line will know the procedure.
- **Mr. Verchinski** suggested that in the letter to the candidates that is given in February it should be clearly stated what is expected of them.
- A discussion was held regarding if the 60 day compliance is not met, should the Board member no longer be allowed to vote or no longer serve. Mr. Edelson also brought up the point that this only applies to candidates who own property and could be a fairness issue.
- A discussion regarding when property compliance of Board members should be addressed was held.
- The "Columbia Villages Branding Project" request was distributed (ATTACHMENT "F") as well as the Contingency Fund Guidelines information (ATTACHMENT "G") provided by **Ms. Cederbaum**. A discussion regarding the usefulness of the project was held. A request was made for more information.
- **Mr. Verchinski** made a motion to approve this project as written. No second was received and the motion was taken off the table. **Mr. McCormack** stated that the OMCA Board will take no position on this project at this time.

- **Mr. Edelson** asked if the donation requests that have been received were going to be addressed. **Mr. Verchinski** asked that the donation requests be deferred since the Village in Howard would also like to request a donation.
- **Ms. Thomas** asked about the October 15th deadline that has passed and asked if the organizations that have made requests are 501(c)3 nonprofits.
- **Mr. Verchinski** made a motion that the dollars that the OMCA Board has remaining in their donation budget the OMCA Board would entertain donation requests until January 15, 2016. **Ms. White** seconded.
- **Mr. Edelson** suggested that the deadline be shortened and asked to amend the donation policy.
- **Mr. Verchinski** withdrew his motion.
- **Mr. Verchinski** made a motion that all submissions to OMCA be submitted by Friday, November 20, 2015. **Ms. Thomas** seconded and the motion passed (5-0-1). **Mr. McCormack** opposed the motion.
- **Mr. Edelson** made a motion to amend the procedure section of the OMCA donation policy to strike the term 501(c)3 from the sentence "a copy of the 501(c)3 status should be submitted with the request" and replace with "a copy of the organizations non-profit status." **Ms. Thomas** seconded and the motion passed (6-0-0).
- **Ms. Thomas** requested that the OMCA Board only receive from the OMCA staff the donation requests that qualify according to the OMCA Donation Policy.

Arts Advisory Committee

- **Ms. White** stated that regarding the art/sculptures on resident's property; before we proceed, should the OMCA Board do a survey to see what the community thinks. **Ms. Wisniewski** stated yes.

Education Committee Report

- Committee Report distributed (ATTACHMENT "H").

Housing Committee Report

- **Mr. McCormack** stated that in lieu of housing committee meetings, housing committee members have attended the Real Estate Seminar on September 30th and the Partners in Pride Seminar that was held on November 4th.

Marketing Committee Report

- Committee Report distributed (ATTACHMENT “I”).

Neighborhood Enhancement Advisory Committee Report

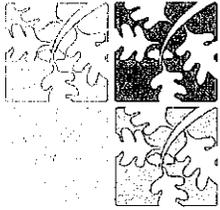
- Committee Report distributed (ATTACHMENT “J”).

Board Bulletin Board

- **Ms. Warren** stated that all shows for the Polar Express are sold out. OMCA is currently selling tickets for Breakfast with Santa and Decorate Your Own Gingerbread House.
- **Ms. White** announced that Oakland Mills is in the running for 3 Mobbie awards (ATTACHMENT “K”). Congrats to the nominees. She also announced that the OMHS football team is currently 8-2 and in 2nd place in Howard County. There will be no cookie swap this year.
- **Mr. Edelson** thanked the Oakland Mills is Awesome Facebook page for its continuous promotion of Oakland Mills. **Mr. Edelson** stated he will be kicking off the Oakland Mills Tell Your Story video at the Volunteer Reception.
- **Ms. Thomas** congratulated **Mr. McCormack’s** soccer team for taking first place.
- **Mr. Verchinski** announced the HC hearing on next year’s budget will take place on December 2, 2015.
- **Mr. McCormack** announced a meeting on November 12th at Atholton HS regarding Seneca Drive South. Please ask him for more information.

The regular OMCA Board meeting was adjourned at 9:35 pm.

Respectfully submitted: Brigitta Warren, Event and Administrative Coordinator



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

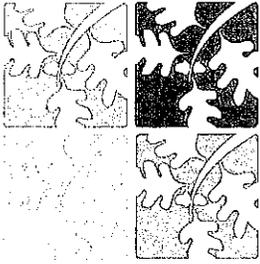
The Other Barn ~ 5851 Robert Oliver Place ~ Columbia, MD 21045
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Paul Verchinski; Marcia White; Bill Woodcock
Reginald Avery, Columbia Council Representative

**Tuesday, November 10, 2015
Oakland Mills Board of Directors Meeting
7:00 p.m.
The Other Barn**

- 7:00 p.m. Opening of meeting**
Approve the agenda for tonight's meeting
Approve the minutes from the October 27, 2015 meeting
- 7:05 p.m. Resident Remarks**
- 7:10 p.m. University of Maryland PALS Program,**
Carly Lewis, UMD and Scott Templin, Columbia Association
- 7:25 p.m. New Business**
- 8:45 p.m. Board Co-Chair Remarks, Virginia Thomas and Bill McCormack**
- 8:55 p.m. Columbia Board of Directors Report, Reginald Avery**
- 9:05 p.m. Manager's Report, Sandy Cederbaum**
Draft of Board Member Property Compliance Process
Columbia Villages Request for Contingency Funding for 10-Village joint branding project
- 9:15 p.m. Architecture Committee, Kay Wisniewski**
Arts Advisory Committee, Marcia White
Education Committee, Jonathan Edelson
Housing Committee, Bill McCormack
Marketing Committee, Jonathan Edelson
Neighborhood Enhancement Advisory, Paul Verchinski
Safety Committee, Bill Woodcock
- 9:25 p.m. Board Bulletin Board**
- 9:30 p.m. Adjourn**

Upcoming Events:

Nov. 13, Volunteer Reception, 7 p.m.; Board Meeting, Nov. 24; Polar Express December 3 and December 4;
Holiday Jazz Extravaganza, December 6, 5 – 8 p.m.; Board Meeting, Dec. 8; Gingerbread House Making,
Dec. 9; Breakfast with Santa, Dec. 13



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October 27, 2015

OMCA BoD Meeting

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

Present: Virginia Thomas, Board Co-Chair; Jonathan Edelson, Vice-Chair; Kay Wisniewski, AC Chair; Paul Verchinski; Marcia White; Reginald Avery, CA Board; Sandy Cederbaum, Village Manager; Brigitta Warren, Event & Administrative Coordinator

Also Present: Milton Matthews, Columbia Association President; Community Residents

Mr. McCormack welcomed Milton Matthews, CA President, and thanked him for attending. Ms. Thomas also thanked Mr. Matthews for attending. She also thanked him and Mr. Avery for the \$25K for the feasibility study for Oakland Mills. Mr. Matthews stated that CA wants to be a part of the ongoing revitalization of the village centers.

Opening of Meeting

- **Ms. Wisniewski** motioned that the agenda for October 27, 2015 (ATTACHMENT "A") be approved. **Mr. Thomas** seconded and the motion passed (7-0-0).
- **Mr. Wisniewski** motioned to accept the October 13, 2015 OMCA Board meeting minutes (ATTACHMENT "B"). **Ms. Wisniewski** seconded. **Mr. Verchinski** asked about the inclusion of his statement he requested. **Ms. Warren** stated that she had received his request and inserted **Mr. Verchinski's** full statement into the minutes. **Mr. Edelson** asked to make a rebuttal of **Mr. Verchinski's** statement. He read his statement into the minutes (ATTACHMENT "C").

"Having reviewed the minutes, I remain concerned about Mr. Verchinski's statement pertaining to the reconsideration of votes while a board member was out of covenant compliance. While I agree this is a serious situation, I do not agree with publicly reprimanding the valuable people who work hard every day on behalf of our Village or raising speculation about what else may be lurking. We are a pretty small operation in a pretty small community; let's not make it sound like national security is at risk here.

Furthermore, I was concerned enough about this statement that I asked Sandy, our Village Manager, about the situation. She admitted a mistake and shared with me an e-mail from a couple of months ago where she clearly admitted a mistake to our Board co-chairs and the member affected. She also made personal site visits and followed up with the member with the compliance issue.

Mistakes happen; we all make them. Each of us knew of the 60 day requirement, yet did anyone on the board think to ask about compliance after 60 days? We're all in this together, and we all bear

responsibility. Anyone sitting at this table could have marked the 60 day point on their calendar and asked if everyone on the board had met the requirement, but we didn't. So I have to ask why anyone felt the need for a public reprimand during an open meeting. This could have been handled in closed session or in a private conversation with Sandy, but why do that when instead you can publicly condemn "The Staff" for "failing?" By the way, "The Staff" refers to everyone who works hard on behalf of this Village every day. They have names, and most of those names had nothing to do with this situation. So by saying "The Staff" failed you are unfairly casting many individuals in a negative light.

As members of this board, we are leaders in our community and should be responsible to behave as such. Publicly admonishing the employees of our village and calling suspicion upon the whole operation is not leadership. Working toward a correction to ensure this is not a problem in the future is leadership. However, it is much easier to criticize and condemn than it is to offer a constructive solution.

I ask, no demand, that we treat people, not "staff," but **people**, as we would want to be treated when we make our next mistakes. I can't imagine there is anyone in this room who has never made a mistake. Think about how you were treated the last time you made a mistake, and think about how you want to be treated in the future. I have supervised people for years in my professional life, and every one of them including me has made a mistake. I assure you, the situation was never handled the way this was handled two weeks ago."

Mr. Verchinski responded to **Mr. Edelson's** rebuttal: "1) I don't think it is my responsibility as a Board member to check 60 days after somebody is elected whether or not they are in compliance. That is a staff function, not a Board function; 2) I could have but I did not bring up what to me were also ethical violations, I did not want to go there because this Board has done an excellent job over the last year and a half of moving this village forward. I was not interested in further division, but I did want to make sure that people knew that this was a serious violation and these were our covenant by-laws that were flaunted. I mean that is the only way to look at it and to say that we had the responsibility to look at whether or not somebody was in compliance, I don't do that."

Mr. Edelson responded that we are responsible for our By-laws. **Mr. Verchinski** stated that we are not responsible for day to day operations. **Ms. Thomas** asked to move on with the agenda. She stated that **Ms. Cederbaum** and **Ms. Wisniewski** have been working on some changes, but now we should move on. A vote was taken and the minutes were approved (7-0-0).

New Business

Donation – Discussion and Disbursement

- **Mr. McCormack** stated that the deadline for donation requests has passed as of October 14th. OMCA has received four requests for donation: Stevens Forest Elementary School PTA (ATTACHMENT "D"), Oakland Mills High School PTA (ATTACHMENT "E"); Oakland Mills High School Fine Arts Boosters (ATTACHMENT "F") and Talbott Springs Elementary School (ATTACHMENT "G"). **Mr. Avery** stated that he received an email from Alpha Achievers at Oakland Mills High School requesting a donation. He will send that to **Ms. Cederbaum** and the OMCA Board. **Mr. McCormack** stated that once the Board receives the email, they will read it over and discuss it at the next meeting.
- **Ms. Thomas** motioned to approve a donation of \$500 each to Stevens Forest Elementary School PTA, Oakland Mills High School PTA, Oakland Mills Fine Arts Boosters; and Talbott Springs Elementary School. **Mr. Verchinski** seconded and the motion passed (7-0-0).
- **Mr. Edelson** stated that Mr. Diaz, Principal of SFES, and Mr. Edelson's wife, Jill Edelson, have been working to bring back the Saturday Food Giveaway at Forest Ridge. **Mr. Edelson** motioned to allow **Ms. Cederbaum** to use the OM electronic communication channels to solicit donations of food. **Ms. Wisniewski** seconded. **Mr. Verchinski** stated that a separate account would have to be opened. **Ms.**

Thomas stated that it is just food that will be collected. A vote was taken and the motion passed (7-0-0).

- **Ms. Thomas** announced that CA is currently collecting food for the Route 1 day Resource Center at CA facilities.

Columbia Board of Directors Report

- **Mr. Avery** stated that the CA Board of Directors met last Thursday and looked over the current budget. He stated that Columbia Association is currently looking at the CA tennis courts and the possibility of building a new facility. He also discussed CA's new sister city in Africa. The CA will be sending a CA Board member to go to Africa and let them know we welcome them as they welcome us. **Mr. Matthews** announced that there is a Ghana Fest that will be held on Sunday, November 8th at Slayton House.
- **Mr. Avery** welcomed **Mr. Matthews** and stated that he is very proud to have him as the CA President. CA is really working to make Columbia as inviting and truly as great as we know it is. We want to try and meet the needs of our residents as best as we possibly can.
- **Mr. Matthews** stated that the CA budget for FY 17 and the proposed budget for FY 18 are the CA's efforts to address all of the current capital needs. In the 2017 budget, the CA is looking at a \$25 million capital budget which is twice the amount designated in 2016.
- **Mr. Verchinski** commended **Mr. Matthews** and CA on taking this step as it is a step in the right direction. **Mr. Matthews** stated it is very important to reinvest in our capital facilities.
- **Mr. Verchinski** asked if CA does bonding in the future, the residents might want to participate. **Mr. Matthews** stated that at this time all bonds have been sold but as we have the continued need for capital improvements, selling more bonds in the future might be necessary and we will keep that suggestion in mind.
- **Ms. White** asked about the plans for the Oakland Mills ice rink as it is in great need to be updated and expanded. **Mr. Matthews** stated that a facility assessment is the first step in the process and one is currently underway of the ice rink. CA is aware that a significant amount needs to be invested in the ice rink.
- Resident **Jon DiTimasso** asked if CA had any precedent in Howard County to partner with them and make the facility something that is really useful for all. **Mr. Matthews** stated that yes; CA will explore the possibilities of a partnership with Howard County. **Ms. Thomas** stated that members of the OMCA Board have also met with state delegation who may possibly be interested in helping Oakland Mills.
- **Ms. Cederbaum** mentioned Bridge Columbia and how the project was added to the County's priority letter sent to MD DOT. CA had years ago committed to supporting the Bridge. Is there a time in the near future that CA will again come out again in support of the Bridge, having the Bridge committee come to a CA Board meeting so we can let them know the state of where Bridge Columbia is right now? **Mr. Matthews** stated at any time CA would be happy to hear a report from Bridge Columbia. **Mr. Matthews** stated that perhaps CA will join in later on the process. **Mr. Avery** stated that the CA Board has voted on waiting until a little later on to have the Bridge Columbia group present to the CA Board.

Board Bulletin Board

- **Ms. Cederbaum** stated that she received commitments from a Howard County DILP, Health, Fire and Rescue and Police to be present at the November 4th seminar. **Mr. McCormack** and **Ms. Thomas** thanked **Ms. Cederbaum** and **Ms. Warren** for their work on putting the seminar together.
- **Mr. Woodcock** stated he wanted to discuss an issue regarding something **Mr. Edelson** had brought up at the beginning of the meeting. **Mr. Woodcock** also acknowledged that the Oakland Mills community resource office is still out on administrative leave.
- **Mr. Verchinski** gave an update regarding his testimony in front of the Maryland Transportation Board. **Cathy Spain** was present representing Bridge Columbia and **Mr. Verchinski** represented OMCA. This

meeting was what MDOT refers to as their “roadshow,” what they are proposing in the Consolidated Transportation Plan. Both **Mr. Verchinski** and Ms. Spain were pushing to have the Bridge shown in the Consolidated Transportation Program. Collective thoughts were that the money that is already slated for the Bridge can be used for future planning to get more monies. This decision is up to the Baltimore Regional Transportation Board to put it in the “hopper.” He asked **Ms. Cederbaum** for a summary of the meeting she attended with Diane Wilson from the County Executive’s Office. Fred Gottemuller will be forwarding notes from the meeting. **Ms. Cederbaum** stated that Ms. Wilson, the County Executive’s Chief of Staff, stated that the County Executive is very much in support of Bridge Columbia. However, the County cannot fund the bridge alone. Other funding sources are needed. The County’s next step is to firm up the costs involved and they would support option 3a and 3b. The Howard County Transportation Department will most likely be folded into the Department of Planning and Zoning. The Bridge committee and Ms. Wilson will be back in touch in 45 days.

Board Co-Chair Remarks

- **Ms. Thomas** gave background regarding bill CB42 which includes \$50K for the feasibility study and \$290K for the expansion of the Food Bank. October 19th the hearing was held and October 26th a work session was held. A vote on CB42 will be taken on Monday, November 2nd. The first issue addressed is the bill legal. She gave details about how this situation of additional funding was handled in the past. This issue has been resolved. The Office of Law has stated that the bill is legal.
- The second issue was “what is so special about Oakland Mills?”
- The third issue was what does Oakland Mills want to do with the money. There was a miscommunication as to what is a feasibility study. This issue has been handled.
- **Ms. Thomas** stated that all **OMCA Board** members have been talking to various County Council members to try to encourage them to support the bill. Councilman Calvin Ball has stated he will support the bill. Each Board member discussed what they had done to encourage County Council members to vote for this bill.
- **Ms. Thomas** stated that there is a meeting of the combined Village Board Chairs on November 12th and asked for agenda items from all OMCA Board members.
- **Mr. Woodcock** spoke again regarding an issue that had been addressed at the beginning of the Board meeting. He reiterated the need to treat employees of the Oakland Mills Village Association with respect and refer to them by name and not just a general entity. He asked for respect and courteous behavior between the OMCA Board and the Village employees as we are all working towards the same goal.

The regular OMCA Board meeting was adjourned at 8:44 pm.

Respectfully submitted: Brigitta Warren, Event and Administrative Coordinator

**CA FY 17-18 Pre-budget Workshop - Summary of Public Space Advisory
Committee Requests**

Recommendation #1 - Objectively Allocate Budget Line Items Relative to Resident Priorities (Resident Benefit Index or similar measure)

Response - "A more bureaucratic approach is not warranted."

Recommendation #2 - Develop a Columbia Wide Plan for Open Space as per Jarvis Dorton

Response - CA will focus on the University of Maryland Partnership Learning in Sustainability (PALS) to bring practical, research based assistance and expertise to projects to improve Columbia. One such project is the Management of Forest Edges in Columbia.

Recommendation #3 - Deer Management

Response - CA has reached out to Howard County Deer Manager to help control deer population

Open Space Requests:

Recommendation #1

26. The first recommendation focuses on how to objectively allocate portions of the CA budget to particular line items. We feel that CA often assigns too much of the overall budget to line items that have an impact on a low percentage of Columbia residents. For Capital Expenditures we are sure you look at Return on Investment (ROI). But what about some measure of impact on Columbia residents. Perhaps each line item should be evaluated by the percentage of Columbia residents affected. Call it a Resident Benefit Index (RBI), Resident Impact Index (RII), or something similar.

For example, most of the Open Space Management Division budget affects all Columbia residents either directly or indirectly because the benefits of Open Space are available to everyone. Perhaps that RBI is 100%. On the other hand, the impact on residents for such items as the Hobbits Glen Clubhouse Renovation or Haven on the Lake impact perhaps less than 5% of the total Columbia population. Those indices would be ~5%. Budget line items that have an impact on large percentages of Columbia Residents should have the highest funding priority to the extent that those essential services should be fully funded. Only after those high percentage budget items are funded should the low percentage budget items be funded. We recommend the Board consider developing this idea and make it a formal part of the budgeting process.

Thank you for your suggestions. Our observations are that while this is not formalized, it is how CA's resources have been allocated over time. For example, open space management is projected to continue to consume nearly one third of the FY 16 budgeted annual charge revenue, the largest single user of those resources, by far. The village community associations use about 16 percent of the annual charge revenue. Staff does not believe that a more bureaucratic approach is necessary, as this objective is clearly achieved.

Recommendation #2

27. The CA Open Space Management Division (OSMD) provides many good services to residents. The high importance of open space benefits to the people of Columbia is evident in the many surveys that CA has commissioned. Most recently, in the 2012 Columbia Marketing & Communications Survey, residents ranked Open Space as one of the top 3 funding priorities. Also, in the 2015 Membership Pricing and Revenue Enhancement report, of the various CA services listed, residents gave the highest value to the Open Space benefit of bike paths/trails. After conducting such surveys, it stands to reason that CA should respect the results and fulfill residents' funding priorities. Yet for FY14 only 18.3% of the CA expenses are assigned to the OSMD while ~50.6% of its revenue comes from the residential and commercial annual charge. Perhaps because of limited resources allocated to Open Space maintenance, the beauty of Open Space seems to be declining. There is considerably more invasive vegetation, apparent less frequent mowing, less acreage being mowed, deteriorating tot lots, etc.

It's been 50 years since an open space management plan was developed. It is time to take a fresh look at the current status and develop a comprehensive plan for the future. That plan should recommend an Invasive Species Vegetation Plan in accordance with State Regulations, evaluate various land use designations, identify improvements needed for forested and mowed areas, address way to combat the increased deer population, address safety concerns of the path system (lighting, line of sight, etc.), evaluate the role and modernization of tot lots, make recommendations for new plantings, etc.

This is not a trivial task @. It is beyond the scope of existing staff. It should be undertaken by a nationally recognized urban landscaping architectural planning firm that will work with the CA to develop a viable, long term Columbia-wide plan for probably its most valuable asset – Open Space – which incidentally has an RBI of 100%.

@ This Comprehensive Plan is a concept first described to me by Jervis Dorton who was a landscape architect at The Rouse Company for 30 years, a former OM VB Member and who is now on the OM PSAC.

CA and Howard County are partnered with the University of Maryland to participate in its Partnership Learning in Sustainability (PALS) program. The PALS program will operate for the academic year 2015-2016 and will bring practical, research-based assistance and expertise to projects to improve Columbia. One of the projects to be completed is the Management of Forest Edges in Columbia. Students and their professor will apply research and understanding of best practices to address issues and opportunities facing CA's extensive open space system including invasive species as well as other edge conditions and issues. In addition, CA is currently working with the Maryland State Department of Natural Resources (DNR) as DNR prepares a Forest Stewardship Plan for Columbia's open space forests. Together, these efforts will provide valuable information for CA to enhance its management of Columbia open space system and plan for the future.

CA also recently completed a long-term lake management plan and a similar maintenance program is currently in development for many of the small ponds in Columbia. In addition, this year CA initiated a multi-year facility assessment survey to better understand capital expenses associated with an aging infrastructure. CA is committed to managing all of the various community assets in the open space and building inventory.

28. Deer Management: Yearly the deer population in yards, our tot lots, and open space grows as does the yearly number of people diagnosed with Lyme disease. This must be addressed by CA in an aggressive manner. Wildlife follows their food supply and our Open Space, specifically open space left in its un-mowed, natural state provides a more than adequate diet for the deer population. Currently in Oakland Mills alone 71% of open space is left un-mowed. Our question is, "why are we inviting deer to bring Lyme disease to Columbia residents?" We recommend that CA adopt a balanced approach to Open Space Management and mow at least 40% and have at least 40% un-mowed. That would mean another 11% mowed or 28 more acres mowed. An acre of mowed lawn provides less deer food than an acre of un-mowed. Less food~less deer.

Open Space staff understands the impact of deer on the natural environment and manicured landscapes of residential properties. Staff has reached out to the Howard County Deer Manager to see if there are areas and methods to help control the deer population outside of the current scope of the Howard County Deer Management Program.

29. Columbia Association Senior Advisory Committee: The SAC requests that CA continue to work on the implementing the Older Adult Plan. Specifically, the priority recommendations in the plan listed below: 1. New Position for an older adult subject matter expert. This position can serve as a liaison between CA and the public and can enhance CA's coordination and delivery of services for older adults; 2. Expand transportation options through advocacy to Howard County; 3. Financial support and technical assistance to the Village in Howard; 4. Begin new group hikes and walks; 5. Enhance partnering with the Office on Aging; 6. Park furnishings to serve older adults.

CA is committed to implementing the recommendations of the Older Adult Plan and the SAC receives regular updates on the status of the plan. CA has begun to implement the priority recommendations. CA staff is recommending a part-time person as the subject matter expert and to assist CA's efforts in coordinating the delivery of services for Older Adults.

30. Community Association Grant Fund: Request the continuation of the Community Association Grant Fund and that \$100,000 be placed in the Community Association Grand fund for FY17 for villages to access for special projects.

There are currently two funds that serve as reserves or contingencies for unexpected village expenditures. One is the Revitalization Fund, which was first implemented in FY 15 and funded at

**Manager's Report, Sandy Cederbaum
Oakland Mills Community Association
November 10, 2015**

Created job descriptions for the Cov. Advisor positions, began advertising and collecting resumes. Created list of potential questions for candidates and scoring matrix. All of this was shared with Kay, Ginny and Bill W.

Processed the RAC applications for the last meeting which including scanning, sending letter to the residents and filing everything in appropriate place.

Daily monitoring of covenant advisor email and follow up correspondence, processing of applications for upcoming meeting.

Carl McKinney has resigned from the RAC.

Selected carpet for the Loft which is an expense covered by CA. Carpet should be installed late Dec. or early Jan.

Met with Marketing Manager for the Columbia Festival of the Arts to discuss how the village/CFA can advertise one another's events and also offered The Other Barn as a venue location for a CFA event.

October Managers Meeting: Met w/Beverly Seals White, Columbia Foundation of Howard County explained a new Real Estate Charitable Foundation. Discussed Upcoming Open Space Events which included River Hill Walk, Wilde Lake Barn Camp Fire, Bike with a Cop. Working on a date for the annual Columbia Cleans event in the spring. Selected a company to handle the Salary Study (all 10 villages, Contingency Fund expense. Discussed proposed FY17/FY18 Management Contract

Salary Study has begun. First phase was to send current job description for all employees and compensation chart to company. Company (HR Strategy Group) will then spend 2 hours at each village with employees to go over what their current job entails and this information will be reviewed by managers and HR group and new draft job descriptions for each job will be created. Second phase will be doing a comparison of current village salaries with other like organizations. Final phase will be to provide draft of new job descriptions and new salary ranges for each job. Anticipate this to conclude in late January.

October 27, 2015

TO: Oakland Mills Village Board

FROM: Sandy Cederbaum, Village Manager

SUBJ: Suggested By-Law Amendment Regarding Board Member Covenant Compliance

Current By-Law:

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

Add the following language:

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

In order to move forward legally I suggest that a by-law amendment in the upcoming election to repeal the amendment above and then amend Article II Board of Directors, Section 2.03 Election of Directors as follows: (by-law amendments can be voted on at the annual meeting of member and with the requirement being the 10% quorum)

Add the following language:

In order to remain a voting member on the Village Board and the Architecture Committee (board members serve on the Architecture Committee) all board members, upon election, must obtain a Letter of Covenant Compliance. Board members who have property in Oakland Mills out of compliance will need to bring their property into compliance within 60 days of receipt of a Letter of Non-Compliance. Board members who do not bring their property into compliance within the 60 day timeframe must refrain from voting on all Board and Architecture committee matters until they receive a Letter of Covenant Compliance. Failure to submit a timeframe for correcting the violations past the 60 day mark may result in removal from the Board.

Board Process for bringing a property into compliance as per the amendment above:

- 1) The amendment above will be included in all Election Information and on the Election Nomination Petition.
- 2) Upon election of the board, the Covenant Advisor will inspect each board members property and issue a Letter of Covenant Compliance or a Letter of Non-Compliance.

- Letter to include the text of the by-law amendment reminder that the property needs to be brought into compliance within 60 days of receipt of the initial letter.
 - Request that the non-compliant board member contact the Covenant Advisor to acknowledge receipt of the letter, submit a timeframe for compliance, and to request a date for re-inspection.
 - Copy of Letters of Non-Compliance and Letters of Compliance sent to Village Manager, Board Chair(s), Architecture Committee Chair
- 3) **30-Days after receiving initial letter:** If the Covenant Advisor has not heard back from the board member of a non-compliant property after 30 days the Covenant Advisor will send the board member a second letter.
- Content of letter to include the reminder of the 60 day compliance timeframe, and request that the Board Member contact the Covenant Advisor with a timeline, and a request a date for re-inspection.
 - Copy of 30 day reminder letter to be sent to the Village Manager, Board Chair(s), and Architecture Committee Chair.
- 6) **50-Days after receiving initial letter:** Covenant Advisor will give a status update to the Village Manager, Board Chair(s) and AC chair on all Board Members who have properties which remain out of compliance and include correspondence between Covenant Advisor and Board member. This should include a summary of conversations and copies of emails.
- 7) **60-Days after receiving initial letter:** If the property remains out of compliance at this point the board member can no longer vote on Board or Architectural Committee matters until he/she receives a Letter of Covenant Compliance.
- 8) If a property remains out of compliance after 60 days and the board member fails to provide the Covenant Advisor a timeframe to correct the violations, the board member may be asked to resign from or be removed from the Board.

Columbia Villages Branding Project

Background

In 2014, the Columbia Villages submitted a request to Leadership Howard County's Leadership Essentials class for their help in better communicating with Columbia residents. Many residents don't understand the village concept, or even know which village they live in. A team from the 2014 Leadership Essential class took on our project. They conducted research, surveyed residents and made recommendations to the Village Managers on how to better educate and engage the residents of Columbia.

Their recommendations included developing an "elevator speech," creating a joint logo, improving the joint village web site, and producing print materials with a unified appearance and message. The villages now want to implement several of these recommendations in order to better serve our residents by "branding" the villages.

Project Elements

This undertaking will include the following elements:

- Develop a "Villages" logo that will represent all villages as a group (\$2500-4000)
 - A full set of files with many variations on the logo layout for future graphic work. (\$500)
- Create a new columbiavillages.org website (\$2500-5000) that will show residents where the villages and their facilities they manage are located, to include:
 - An interactive feature that will allow residents to enter their street name and find out what village they live in; (\$600)
 - A meetings/events calendar that includes events from all the villages; (\$200)
 - Links to the individual village web sites, contact information for each village and a generic overview of what the villages do; and (\$1000)
 - Professional photographs of each of the village facilities that would appear when the location is clicked on the interactive map. (\$1000)
- Develop a multi-tiered marketing campaign to educate the public about the Columbia Villages as a whole and each individual village's services, to include:
 - An overview brochure for the Columbia Villages with specific inserts for each village; (\$1000 design; \$3000 printing)
 - A downloadable brochure for the individual villages' websites; (\$300)
 - A Welcome Postcard template for the Villages to send to new residents; and (\$500 design; \$2000 printing)
 - Car magnets with the new Columbia Villages website address (\$200 design; \$5100 printing)
 - Printing of additional promotional items for each village (\$600)

Costs

Based on discussions with local marketing professionals, we estimate the cost of the entire project to be \$25,000. Therefore, the villages are requesting \$25,000 from the Village Contingency Fund to cover all

expenses. The money will cover the costs of developing the logo & branding, the website, brochures (both joint & individual), marketing materials and the actual cost of producing these materials.

Vendor Selection

A Request for Proposal (RFP) will be sent to several vendors for their response, and the preferred vendor will be selected based on the quality of their work, their understanding of the project, and competitive pricing.

Justification

We have an ever-changing and growing population that needs to be educated about the resources the villages offer our residents. The materials we create will simplify the process of accessing and the villages for Columbia residents. They will be able to learn about the villages and understand our role in the community in an easy, straightforward, and consistent way. This will create more knowledgeable Columbia citizens and increase community engagement, furthering the mission of each village association.

11/10/2015 – request from Virginia Thomas
ATTACHED: FY15 Report (this was received this week)
Contingency Fund Guidelines

For the Board meeting tonight, would you please give us the following information?

— **how much was in the village contingency fund at the beginning of this budget year?**

Fund Balance as of 5/1/2015 was \$ 396,420.53

Village Contingency Fund is capped at 20% of total village allocation for a given year. FY2016 base is \$2.9 million so cap is **\$ 580,000**

— **source of this funding**

The source of funding is directly from villages. Those villages that have a cash reserve 15% of or more over their operating expense at the end of a fiscal year put the amount over the 15% into the contingency fund. The fund is held in an account with CA and the attached information gives details. The cap on the total contingency fund is 20% of CA's total village allocation for a given year including accrued interest. Any excess over the 20% will be returned from the fund to CA.

— **briefly list the projects approved and the cost so far of each one.**

FY 2001 – All villages compensation study, amount not known.
FY 2002 – Village of Hickory Ridge for renovation related items, amount not known
FY 2002 – Villages request for room scheduling software – DENIED
FY 2002 – Harpers Choice renovation related items, amount not known
FY 2008 – All villages compensation study and 3 villages web redesign:
 Compensation Study: \$19,595
 Web Redesign: \$18,000
FY 2009 – Website redesign for 5 villages: \$29,242
FY 2010 – Website redesign for 1 village: 3,500
FY 2011 – additional website costs for 1 village: \$782.50
FY2012 – legal fees for River Hill (this was because their cash reserves at the time of the Request were under \$10,000, \$10,000
FY 2013 – no funds disbursed
FY 2014 – no funds disbursed
FY 2015 – no funds disbursed

— do you know of any other potential requests for this funding?

Outstanding requests that have been approved for funding but funds not disbursed as of this time are:

FY 16: Cost of Legal Fees to determine what villages will need to do to conduct online voting. The amount allocated is \$15,000.

FY 16: Salary Study – the study is underway and monies will be reimbursed. The amount allocated for this is \$35,000.

— how are our residents and those of other villages informed of these requests? Have these items been on our agenda?

Every request for funding for the contingency fund is something that is voted on by the board at an open meeting and on the agenda as part of Manager's Report or new business. This is true for every village. When the villages have jointly requested funds there is a recording of how each individual village voted which includes the date the vote was taken by their respective boards.

—if this has not happened is that legal or in keeping with our open government policy?

The response above should answer this.

Other pertinent information:

Please review the Contingency Fund Guidelines which are attached and I've provided the board on previous occasions.

Once all villages vote at their village board meetings on a project that they would like to be funded by the Contingency Fund the request is sent to Jane Dembner at CA. Jane then convenes the Contingency Fund Committee is a rotating committee with the exception of Jane who in her role as the Liaison to the villages is always on the committee. Other committee members include 2 village managers, 1 village board member, 1 Columbia Council Rep., and one CA staff (Jane in this case). In any given year there is only 1 person from a village.

Village Contingency Fund

- A Contingency Fund was established to address the exceptional needs of a Community Association of the villages of Columbia (hereafter known as "village") or a one-time expense shared by a majority of the villages.
- An exceptional need is an unanticipated one-time expense. Any change that will be ongoing will require a change in base allocation (see above). A village's cash reserves at the time of the request can be no more than 10 percent of its budgeted operating expenses before requesting funds from the Contingency Fund.
- A one-time expense shared by a majority of villages should be for capital items or services that would improve the management of the Associations.
- The Contingency Fund is funded by contributions from the villages.
 - The village limitation on cash reserves is fifteen percent (15%) of the previous year's operating expenses. The remainder will be added to the Contingency Fund.
 - The Contingency Fund will be capped at twenty percent (20%) of CA's total village allocation for a given year including accrued interest. Any excess will be returned to the Columbia Association (CA).
- The Contingency Fund will be administered by a committee that meets on an ad hoc basis. A Village Board applying for an additional Assessment Share from the Fund must justify its need to the committee.
 - The Director of CA Community Services, two (2) Village Managers, one (1) Village Board Representative, and one (1) CA Board Member will comprise the ad-hoc committee.
 - Committee membership will rotate annually among the villages. In a year in which the petitioning village has a member serving on the committee, that member will be replaced by a representative from the next village in the rotation.
 - The full committee will constitute a quorum. Decision will be by majority vote.
 - All villages will be notified of the committee's decision on each request.
 - CA will be responsible for maintaining the records for the Fund. The Fund will be exempt from any administration fee.

Approved 2/21/02

Revised 3/30/04

Revised 1/31/13

Village	Available Cash as of 4/30/15	% as of 4/30/15	Village's 15% 4/30/15	Variance from 15% cap	Amount Returned 4/30/15	Amount Returned 4/30/14	Amount Returned 4/30/13	Amount Returned 4/30/12	Amount Returned 4/30/11	Amount Returned 4/30/10	Amount Returned 4/30/09	Amount Returned 4/30/08	Amount Returned 4/30/07	Amount Returned 4/30/06	Amount Returned 4/30/05	Amount Returned 4/30/04	Amount Returned 4/30/03	Amount returned 4/30/02
DS	\$54,457	15.25%	\$53,561	\$896	\$896	-	-	\$625	\$1,223	-	-	-	-	-	-	-	-	-
HIC	\$71,698	11.46%	\$93,676	(\$22,178)	\$0	-	-	-	-	-	-	-	-	-	-	-	-	-
HR	\$59,021	16.57%	\$53,435	\$5,586	\$3,586	\$4,453	-	-	-	-	-	-	-	\$5,930	-	\$3,611	-	-
KC	\$87,131	27.53%	\$47,442	\$39,689	\$3,845	\$45,272	\$1,354	-	-	-	-	-	-	-	-	-	-	-
LR	\$77,542	10.78%	\$179,827	(\$102,285)	\$0	-	-	-	-	-	-	-	-	-	-	-	-	-
OM	\$64,935	10.87%	\$89,613	(\$24,678)	\$0	\$30,781	-	-	-	-	-	-	-	-	-	-	-	-
OB	\$12,253	36.43%	\$49,332	(\$37,079)	\$67,475	\$5,749	\$25,786	\$5,093	\$11,868	\$4,808.00	-	-	-	-	-	-	-	-
RH	\$66,282	14.53%	\$68,335	(\$2,053)	\$0	\$3,607	-	-	-	-	-	-	-	-	-	-	-	-
TC	\$75,374	19.57%	\$71,475	\$3,899	\$0	-	-	-	-	-	-	-	-	-	-	-	-	-
WL	\$100,274	17.71%	\$84,926	\$15,348	\$15,348	\$24,245	-	\$10,100	-	-	-	-	-	-	-	-	-	\$2,270
TOTAL	\$777,929		\$792,421	(\$14,492)	\$123,150	\$114,562	\$27,140	\$28,498	\$24,603	\$6,226	\$0	\$46,510	0	\$5,930	\$10,262	\$3,291	\$7,301	\$54,616

* With the return of \$123,150 and \$0 withdrawn after the end of FY 15, FY 2016 began with unaccounted reserve funds for all villages totaling \$396,428.53
 * edited 1/25/13 to reflect additional \$4319 from OM to amount returned
 CASH RESERVE HISTORY

From to FY 1:
 FY 1983 - FY 1989 villages kept up to 100% of accumulated funds
 FY 1990 - FY 1999 villages were taxed to fund city-wide projects
 FY 1999 - FY 2004 villages kept up to 15% of expenses; rest went to contingency fund capped at 20% of combined total of assessment shares
 FY 2005 - villages kept up to 15% of expenses; rest went to contingency fund capped at 20% of combined total of assessment shares
 FY 2012 - villages can keep 1/3 of audit cost for each year before the audit over their 13%

CONTINGENCY FUND EXPENDITURES

all-village compensation study
 History/Ridge renovation related requests for scheduling software funds denied
 Harper's Choice renovation related
 All-village compensation study (Singer Group) and 3 villages website Redesign (DS, HC, OM)
 Website redesign for 6 villages (HR, KC, LR, TC, WL)
 Website redesign for 1 village (RH)
 Website redesign for 1 village (RH)
 Legal Fees for River Hill

CONTINGENCY FUND BALANCES

5/1/2005	\$80,658.60
5/1/2006	\$100,821
5/1/2007	\$108,631
5/1/2008	\$69,256
5/1/2009	\$86,533.60
5/1/2010	\$89,249.60
5/1/2011	\$113,070.53
5/1/2012	\$131,568.53
5/1/2013	\$158,708.53
5/1/2014	\$273,270.53
5/1/2015	\$396,428.53

**Oakland Mills Education Committee Report
November 10, 2015**

The committee met on October 13, 2015

The committee discussed inviting BOE member and Oakland Mills Cluster representative Ellen Flynn Giles to the next meeting to discuss schools in Oakland Mills and general news from the school system. The committee also discussed topics of interest to be shared with Ms. Giles in advance. These include:

- How future redistricting plans could consider the socio-economic/demographic profiles of the schools in addition to other consideration like capacity, transportation, etc.
- The transportation policy modification proposed by the Education Committee and supported by the SFES-PTA that would provide transportation for children districted to a school other than the one closest to them, even if that new school is still within the system-defined walking area.
- What we can do in partnership to "raise the profile" of schools in Oakland Mills to ensure their successes are consistently communicated and they are perceived as successful, desirable schools.
- Opportunities for Oakland Mills Middle students to have more sports or other after school programs. The response the school system submitted to the Town Hall question about middle school activities indicated that while Lake Elkhorn has many activities at the school, the option for Oakland Mills Middle students is the CA Teen Center, which is not affiliated with the school.
- What the community should do to help ensure funding for the planned renovation of Oakland Mills High School, and how we can partner with the Board of Education and HCPSS to lobby county and state officials.

Mr. Edelson contacted Ms. Giles, and she confirmed her attendance at our November 10, 2015 Education Committee Meeting. Ms. Cederbaum sent a community-wide e-mail advertising the meeting.

Mr. Harrington and Mr. Edelson continue to work with Oakland Mills High School to bring a guest speaker to the community.

Mr. DiTomasso met with BOE member Ann DeLacy. A summary of the meeting follows:

The (redistricting) policy is not due to be reviewed this year. They apparently review all policies on a revolving schedule. However, she encouraged us to meet with the school board regarding our suggested update. The current policy mentions demographics in one of its 11 considerations but does not spell out what these include.

We talked about the research that is showing that kids from a poverty environment benefit when placed in schools with children from a middle and upper income demographic. She feels that there is a tipping point beyond which children from the lower income demographic lose the beneficial effects of being in a school environment with children from the middle and upper demographic. That is in line with what our Ed(ucation) Committee has been saying.

Oakland Mills education committee topic redistricting

- Advocate for a county policy to prohibit any redistricting that would create a Free and Reduced Meals (FARMS) rate outside a range of 67% to 150% of the county-wide average for the level of school (elementary, middle, or high) considered for redistricting.*

What would this mean in a real life situation?

In 2015 the average FARMS rate for Elementary Schools in Howard County was 23 % .

We're the above standard applied to a redistricting situation, the redistricting would prohibit a school from going below 15.4% (67% of the County Average) . Likewise, schools involved would be prohibited from going above 34.5 % (150% of the County Average). Thus any school proposed to be involved in redistricting that was already above the 34.5% level would need to reduce its FARMS rate as a result of the redistricting. Schools that were below the 15.4% threshold would be expected to have their FARMS rate rise as a result of the redistricting.

Marketing Oakland Mills Report November 10, 2015

The Marketing Committee met on October 27, 2015.

Tell Your Story

The first item the committee discussed was how to kick off the "Tell Your Story" video program after the cancellation of the fall festival. Options include the November 13 Volunteer Dinner, the Cookie Swap, and other community gathering places such as the large CA playground between the Stevens Forest Neighborhood Center and Stevens Forest Elementary School.

Guest Speaker

Continuing from the "Tell Your Story" discussion, we discussed Mr. Verma's offer to bring a notable guest speaker to Oakland Mills. Robert Long is a journalist, filmmaker, and broadcasting executive who spends time between Washington and Los Angeles. Mr. Long has served in executive positions at WRC-Washington, KNBC-Los Angeles, and Disney, among other stops. He currently works as an analyst with the government's Broadcasting Board of Governors.

We asked Mr. Verma to contact Mr. Long, and he has offered to do a seminar for high school students and possibly Howard Community College students interested in the fields of journalism, filmmaking, and broadcasting. He would cover guidance and demonstrations of real-time production, techniques for video production and editing, tips for storytelling, and a question & answer session.

We have identified March 19 as a good date for both him and availability of The Other Barn. Mr. Edelson contacted OMHS to begin discussions about how to provide this opportunity to students throughout the county, hosted by OMHS and Oakland Mills Village Marketing and Education committees as a "profile-raising" event. This could also benefit OM directly through better production of "Tell Your Story" videos and other media we may explore for marketing purposes.

We plan to make the event free but require registration. Early registration would be open to students and their families, and then open registration would be open on a first-come, first-served basis to the community for remaining seats. Mr. Long may also bring a special guest from local television.

"Know Your Neighbors"

The committee discussed a "Know Your Neighbors" campaign to highlight residents and businesses in Oakland Mills and demonstrate accomplishments and pride in the community. Ms. Cederbaum would solicit submissions of short biographies or OM

stories for use in OM e-newsletters. To get started, we may ask members of the Committee and the OM Board of Directors for submissions.

Expanding Communications

The committee discussed the price of *Columbia Flier* ads relative to benefit, especially should the *Flier* go to paid subscriptions. We will investigate whether direct mailings may become a better option in the future.

Mr. Alvey will also look into options for expanding our e-mail distribution, which currently reaches over 1,000 people.

GOOD NEIGHBORS • GOOD NEIGHBORHOODS

Oakland Mills Neighborhood Enhancement Advisory Committee Notes from the 27 October 2015 Meeting

STATUS REPORT

NEAC reported that the Committee's proposed amendments to the OM Covenant Enforcement Process were presented to the OM Board and acted on as follows:

Sections A. Goals and Objectives, B. Process, and E. Oversight: The Board passed these three sections on 11 August 2015, with some minor changes.

Section C. Timeline: The OM Board voted on this section at their September 8th Board meeting..

Section D. Implementation: The OM Board adopted the use of two part-time Covenant Advisors: Covenant Advisor for Violations (20-25 hours/week) and Covenant Advisor for Exterior Applications and Resident Education (15-20 hours/week). Applications are due by November 16 at the OMCA office. Detailed job descriptions are posted on the OMCA web site.

Section F. Evaluation: At their meeting on July 28th, the OM Board tabled this section, sending it back to NEAC for review and elaboration. This section reads in part as follows: *Every three years, on a rotating basis (one neighborhood each year), the Oakland Mills Village Association will employ a Property Standards Evaluator to perform curbside inspections of all properties (single family, townhouses, condominiums, apartments, and commercial) within Oakland Mills.*

VILLAGE-WIDE PROPERTY SURVEY

The focus of tonight's meeting was to continue the process of researching and creating specifications for a proposed village-wide assessment of all residential and commercial properties, as per instructions made by the Board on 28 July 2015.

Prior to the meeting, NEAC co-chairs requested updated information from the Village Manager about the experiences of other Columbia Villages in conducting property standards evaluations. No new information was provided. Major questions that continue to be addressed include:

1. Frequency and type of evaluation (curbside, 360°, 180°)
2. Number and required hours for evaluators
3. Cost and funding source
4. Items evaluated
5. Method for notifying residents of upcoming evaluation
6. Method for issuing notification of violations and actions required

Item #2 was discussed. The consensus was to employ one evaluator, 40 hours per week until the PSE was completed. Discussion centered on having 2 evaluators but there was a concern that the PSE for a property might not be the same from each evaluator. Discussion then centered on how a PSE might be done most efficiently. A digitized PSE form should be developed that can be marked up on a portable tablet, information transferred via download to the FORTIS property file and also printed on a notification postcard to the property owner. This approach would negate having to do multiple entries with a risk in transposition of information.

Discussion then centered on what might be needed in a PSE. The original NEAC recommendation was to inspect all properties subject to the OMCA Covenants (single family, townhouses, condominiums, apartments, and commercial). There are 7 sub-HOAs within OMCA and 4 apartment complexes. The 7 sub-HOAs may or may not require a PSE. The NEAC recommends that the OMCA Board meet with the sub-HOAs prior to this PSE review to ascertain if they are doing their own annual Covenant review or deferring to OMCA for Covenant review and complaints. (Wilde Lake meets with their sub-HOAs semi-annually to discuss issues of mutual concern). The 4 apartment complexes constitute approximately 1000 units out of the 3400 units in OM. These need to be reviewed, but should be done jointly with each property manager so that the PSE issued is understood for each apartment complex. OMCA has a number of individual commercial property owners. These owners should be invited to meet with the PSE evaluator so that a joint evaluation can be undertaken.

Item#3 was discussed based on Andy Stack's request on page 99 of the draft CA budget for the remaining 7 Columbia Villages to do a Property Standards Evaluation (PSE) prior to the 50th Columbia Anniversary. CA staff's comments stated that \$25,000 should be adequate for each Village and that the source of funding should be the Village Contingency fund that currently has approximately \$400,000 available. The committee agreed that this would be a one time Village wide PSE in preparation for the Columbia 50th anniversary. Subsequent PSE's should be built into the OMCA annual budget for a neighborhood by neighborhood PSE on a rotating basis. This constitutes the NEAC recommendation for this item.

Oakland Mills Website Maintenance Information

This item was again discussed. It was agreed that the CA "Policy on Covenant Enforcement with respect to Vacant and Abandoned Residential Property" should be posted on the OMCA web site. Discussion also covered what Realtors know/don't know about OMCA Covenants. (John Toner at his real estate briefing did not address this question). It was suggested that a You Tube video be developed for Realtors to be posted on the OMCA web site as an educational service.

NEXT MEETING

24 November 2015, 6 - 7pm, at The Other Barn.

<http://data.baltimoresun.com/mobbies/2015/>



Best Suburbs Blog

About or published in a place outside Baltimore City

- [The Arundel News Network](#)
- [Eye On Annapolis](#)
- [Baltimore Breaking News Network](#)
- [Exploratorius](#)
- [Beautiful Swimmers, Chesapeake Bay Maritime Museum](#)
- [CARCHEX](#)
- [blog](#)
- [Scott E's Blog](#)
- [Heart of the Civil War Heritage Area Bugle Call](#)
- [A Chesapeake Journal](#)
- [Village Green/Town²](#)
- [Red Maryland](#)
- [The Unmanly Chef](#)
- [AnnieRie](#)
- [Unplugged](#)
- Other:

Best Facebook Page

Any page with public posts

- [Bikemore's Message Board](#)
- [Baltimore Breaking News Network](#)
- [The Hearing and Speech Agency](#)
- [Lee Barwick](#)
- [Red Maryland](#)
- [Chesapeake Bay Maritime Museum](#)
- [Escape Artists](#)
- [Zero Effect Photography](#)
- [Pride of Baltimore II](#)
- [Volunteering Untapped](#)
- [Baltimore Story](#)
- [Richard Gorelick](#)
- [Larry Hogan](#)
- [The City Caw](#)
- [Thursday Night](#)
- [Indeterminately Named Baltimore Social Bike Rides](#)
- [The Unmanly Chef](#)
- [Oakland Mills Is](#)
- [Awesome](#)
- [Baltimore Community Foundation](#)
- [Orioles101](#)
- [The Maryland Zoo](#)
- [1304photos](#)
- [All Annapolis](#)
- [Baltimore Media Blog](#)
- [Brews and Board Games](#)
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- [Baltimore County Breaking News](#)
- [On the Road with U2](#)
- [Ghosts of Baltimore](#)
- [The Maryland Historical Society](#)
- Other:



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