



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

March 8, 2016

OMCA Regular BoD Meeting

Mr. McCormack called the regular meeting of the OMCA Board of Directors to order at 7:07 pm.

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

Also Present: See Resident List

Absent: Ginny Thomas, Board Co-Chair; Marcia White; Bill Woodcock

Opening of Meeting

- **Mr. Edelson** motioned that the agenda for March 8, 2016 (ATTACHMENT “A”) be approved. **Ms. Wisniewski** seconded and the motion passed (4-0-0).
- **Mr. Edelson** motioned to accept the February 23, 2016 OMCA Board meeting minutes (ATTACHMENT “B”). **Mr. Verchinski** seconded and the motion passed (4-0-0).

New Business

Discussion of Neighborhood Community Policing Office (Satellite Office)

(**Mr. Avery** arrived at 7:09 pm).

- A clarification was made regarding the idea of a physical space for the police versus the physical presence of an officer in Oakland Mills.
- **Ms. Cederbaum** stated she had spoken with HCPD’s Sgt. Thorsvik about the current satellite station and what possible alternatives might be.
- Possible suggestions for an alternative site for the satellite office included space at either The Other Barn or Teen Center, inside the former Columbia Bank building or in an apartment at Verona were made by residents and members of the OM Board. (These were suggestions but none have been looked into as viable alternatives.) Some members of the Board were not in favor of keeping the trailer in the Oakland Mills Village Center parking lot, but wanted the police officer assigned to Oakland Mills to remain.
- **Mr. Verchinski** motioned that this particular trailer should be removed provided that we can find alternative space within the village that will work for the police. **Ms. Wisniewski** seconded. Discussion regarding motion ensued.
- **Ms. Cederbaum** wanted to change the “we” to they.
- **Mr. Verchinski** added “within three months” to motion.

- **Ms. Wisniewski** proposed a discussion with the police regarding this issue.
- **Ms. Wisniewski** asked to table the motion for 60 days. **Mr. McCormack** seconded and the motion was tabled (3-1-0). **Mr. Verchinski** opposed tabling the motion.
- **Mr. Edelson** proposed **Mr. Avery** should be a part of the discussion, representing the Columbia Association.
- **Ms. Cederbaum, Mr. Woodcock, Ms. Wisniewski and Mr. Avery** will hold a discussion with the police officer in charge.

Discussion of Round-About at the intersection Stevens Forest Road and Farewell Road

- Resident Carol Brain discussed the reasoning as to why there is a need for a roundabout at this location. She gave background regarding the steps she and Resident John DiTimasso have done to get this accomplished. She asked for the OMCA Board's support for a roundabout in the form of a letter to be sent to Howard County.
- Resident Jon DiTimasso gave more background on this this issue and stated that he and Ms. Brain were told to request a letter from the OMCA Village Board addressed to Traffic and Engineering regarding the roundabout at Farewell Road and Stevens Forest Road showing their support.
- Owen Brown Resident Harry Glass (resides on Soft Shade off of SF Road) was present to discuss the reduction of speed on Stevens Forest Road. He gave his support for the roundabout at the above mentioned location.
- **Mr. Avery** made a motion that the OMCA Board send a letter of support to Traffic and Engineering to support the installation of a roundabout at Stevens Forest Road and Farewell Road. **Ms. Wisniewski** seconded. Discussion took place regarding the proposed motion.
- **Mr. McCormack** motioned to amend the original motion to include studying Stevens Forest Road at Kilimanjaro Road to Broken Land Parkway for sight line issues and speeding issues to make the road as safe as possible. **Mr. Verchinski** seconded and the motion passed (3-0-1). **Ms. Wisniewski** abstained.
- **Mr. Edelson** made a motion to continue the study of the road all the way to the 4 way stop sign at Stevens Forest/Camelback Road/ Santiago Road. **Mr. Avery** seconded and the motion passed (3-0-1). **Ms. Wisniewski** abstained.
- **Mr. Avery's** original motion was voted on and passed (4-0-0).

Public and Open Space Committee (PSAC) Report

- Resident Gerry Witte, PSAC Committee Chair, was present to give a committee update (ATTACHMENT "C").

Discussion of FY17/FY18 Proposed CA Management Contract

- **Ms. Cederbaum** distributed the Draft Management Contract and Exhibits along with a Comment Sheet (ATTACHMENT "D") and explained its' contents.
- **Ms. Cederbaum** distributed the "Exhibit A Facility Capital Projects, Repairs and Maintenance (ATTACHMENT "E") and discussed the village managers' recommendations.
- **Ms. Wisniewski** motioned to support with the understanding that we take the lawyer's comments into account as needed. **Mr. Avery** seconded and the motion passed (4-0-0).

CCR Report

- **Mr. Avery** stated that the CA Board is currently working on whether the CA President's contract will be renewed and if so, for how long.
- The CA Board has begun discussing Columbia's 50th Birthday celebration.

- The CA Board is looking at an additional two possible sister cities in Africa and China.
- **Mr. Verchinski** asked about the purpose of the upcoming meeting on membership rates. **Mr. Avery** responded that the CA Board will be given a presentation about CA membership rates.

Managers' Report

- **Ms. Cederbaum** distributed her report. (ATTACHMENT “F”).
- **Ms. Cederbaum** asked the Board to vote on the proposed By-law amendment pertaining to uncontested elections for inclusion on the 2016 election ballot.
- **Ms. Cederbaum** also asked the Board to vote on the electronic voting language needed for a by-law amendment that was proposed even though Oakland Mills will not be doing electronic voting at this time.
- **Ms. Wisniewski** motioned to approve the By-law amendment pertaining to uncontested races to be added to the 2016 election ballot using the language that was drafted by **Ms. Cederbaum** and distributed to the OMCA Board prior to the meeting. **Mr. Avery** seconded and the motion passed (4-0-0).
- **Ms. Wisniewski** motioned to enable the online voting as an option when if it is set-up. **Mr. Avery** seconded and the motion failed (0-4-0).
- **Ms. Cederbaum** distributed the FY16 3rd Quarter Financials (ATTACHMENT “G”). **Mr. Avery** motioned to accept the FY16 3rd Quarter financials. **Mr. Edelson** seconded and the motion passed (4-0-0).
- **Ms. Cederbaum** distributed the proposed Property Pride letter to be included in the election mailing (ATTACHMENT “H”). The Board agreed this was a great document and that it should be mailed out with election newsletter.
- **Ms. Wisniewski** motioned to send testimony advocating strongly for the inclusion of Bridge Columbia in the Bike Master Plan. **Mr. Edelson** seconded and the motion passed (4-0-0).

Architecture Committee Report

- **Ms. Wisniewski** distributed her report (ATTACHMENT “I”).

Arts Advisory Committee

- See distributed report (ATTACHMENT “J”).

Education Committee Report

- See distributed report (ATTACHMENT “K”).
- If the OMCA Board has topics they would like to be addressed at the April 12th meeting with Ellen Flynn Giles, please forward them to **Mr. Edelson** prior to the meeting.

NEAC Report

- **Mr. Verchinski** gave a wrap up of the 3 R’s workshop. The survey that people completed and turned in after the workshop will be used to determine how to go forward.
- **Ms. Thomas, Committee Co-Chair Lynn Engelke and Mr. Verchinski** met with the owner of the Exxon lot to discuss current status.

Marketing Committee Report

- See distributed report (ATTACHMENT “L”).

Safety Committee Report

- See distributed report (ATTACHMENT “M”).

Board Bulletin Board

- **Mr. Verchinski** stated that he went to the Columbia’s 50th Birthday celebration meeting; March-June will be about looking back and June-October will be about looking forward.
- **Ms. Warren** announced that the Baby Expo will be held this Saturday, March 12, 2016 from 10am to 2pm at the Owen Brown Community Center.

The OMCA Board meeting was adjourned at 9:31 pm.

Respectfully submitted: Brigitta Warren, Event and Administrative Coordinator

Action Items from March 8, 2016 OMCA Board Meeting

FOR BOARD MEMBERS:

Safety: Mr. Avery, Mr. Woodcock, Ms. Wisniewski, Ms. Cederbaum to meet with HCPD to discuss possibilities for police satellite office.

Traffic/Roadway: Mr. McCormack will check on the status of the roundabout that was proposed in the Streetscape presentation; was it approved.

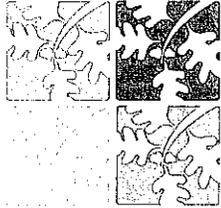
FOR STAFF:

Bridge Columbia: Ms. Cederbaum: Write letter for testimony regarding the inclusion of Bridge Columbia in the BikeMaster Plan.

Covenant Related: Ms. Cederbaum: Speak to other village managers and village covenant advisors regarding the notification process to an applicant when applying at HC Planning and Zoning and possibly Licensing and Zoning and DILP for permits to also apply with their village RAC.

Traffic/Roadway: Ms. Cederbaum to draft a letter to Chief of Traffic/Engineer supporting a roundabout at Stevens Forest/Farewell.

Safety: Ms. Cederbaum to schedule a meeting with Sgt. Thorsvik et al regarding the Satellite Police office.



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**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,
Jonathan Edelson, Vice Chair; Kay Wisniewski, Architecture Chair
Paul Verchinski; Marcia White; Bill Woodcock
Reginald Avery, Columbia Council Representative

**Tuesday, March 8, 2016
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 February 23, 2016 meeting

7:05 p.m. Resident Remarks

7:10 p.m. New Business

Discussion of Neighborhood Community Policing Office (Satellite Office), Board seeks community input as to whether or not the community supports the satellite office in Oakland Mills. This pertains to the office and not to the community policing program or community police officer.

Discussion of a Round-About at the intersection Stevens Forest Road and Farewell Road. (If this receives support the Board will write a letter to the County requesting that a round-about be considered at this location)

Discussion of FY17/FY18 Proposed CA Management Contract

8:20 p.m. Board Co-Chair Remarks, Virginia Thomas and Bill McCormack

8:25 p.m. Columbia Board of Directors Report, Reginald Avery

8:35 p.m. Manager's Report, Sandy Cederbaum

8:45 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 Committee, Paul Verchinski
Safety Committee, Bill Woodcock

8:55 p.m. Board Bulletin Board

9:00 p.m. Adjourn

Upcoming Events: for details on all events visit: oaklandmills.org

March 8, 6:00 p.m. – 7:00 p.m. OM Education Meeting

March 8, 7:00 p.m. – OM Board Meeting

March 11, 10 a.m. – Lively Arts Fore Little Ones presents Mr. Gabe

March 12, 10 – 2, Baby Expo (at Owen Brown Community Center)

March 16, 7 p.m. Master Gardener Event

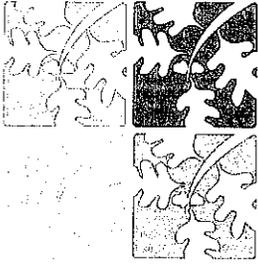
March 18, 6:30 p.m. BINGO

March 22 – 6 p.m. Closed session to meet with HR Group on Salary Study

March 22- 6 p.m. Neighborhood Enhancement Advisory Committee

March 22 – 7 p.m. OM Board Meeting

DRAFT



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 Marcia White ~ Bill Woodcock
 Reginald Avery, Columbia Council Representative

February 23, 2016

Board Closed Session and Architectural Committee Closed Session:

Mr. McCormack called the Board and Architectural Committee Meeting to order at 6:48pm

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

Mr. Edelson motioned to go into closed session per "Consultation with staff personnel, consultants, attorneys, or other persons in connection with pending or potential litigation." **Ms. Thomas** seconded and the motion passed (7-0-0).

The closed session ended at 7:10pm.

OMCA Regular BoD Meeting

Mr. McCormack called the regular meeting of the OMCA Board of Directors to order at 7:11 pm.

Mr. McCormack announced that the OMCA Board met in closed session today, 2/23, pursuant to "consultation with staff personnel, consultants, attorneys, or other persons in connection with pending or potential litigation."

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

Also Present: Bob Bellamy, Covenant Advisor; Chris Alleva, Eric Stein, See Resident List

Opening of Meeting

- **Ms. Wisniewski** motioned that the agenda for February 23, 2016 (ATTACHMENT "A") be approved. **Ms. Thomas** seconded. **Mr. Edelson** asked for the agenda to be amended to include an update from the Marketing Committee under New Business and **Mr. Verchinski** asked to include an update from the NEAC Committee also under New Business. A vote was taken and the amended agenda passed (7-0-0).
- **Ms. Wisniewski** motioned to accept the February 10, 2016 OMCA Board meeting minutes (ATTACHMENT "B"). **Ms. Thomas** seconded and the motion passed (6-0-1). (**Mr. Edelson** abstained as he was not at the February 10, 2016 Board meeting).

Resident Remarks

- Chris Alleva was present to discuss the request by Wegmans to appeal their previous request to change current zoning laws to allow for them to have a liquor store in their Columbia location. He has come to ask for the OMCA Board's support to stop this appeal. Mr. Alleva distributed a summary attachment of his position as well as a draft letter he wrote to Mr. Milton Matthews from the OMCA Board (ATTACHMENTS "C" and "D").
- Eric Stein, owner of the Decanter Fine Wines in Hickory Ridge Village Center, discussed how this zoning change would adversely affect the liquor stores in Columbia including those in the Columbia Village Centers.
- **Mr. Avery** asked for specifics regarding the possible economic impact of the zoning change Wegmans is requesting.

Architectural Committee

- Bob Bellamy, Covenant Advisor, requested the OMCA Board's approval to send 15 day Final Violation Notices to 5999 Jacobs Ladder, 5372 Racegate Run and 9302 Upwoods Lane. He also requested that should he not hear back in a timely response from the above mentioned properties, that he have the Board's approval to send a resolution to CA.
- **Ms. Wisniewski** motioned to send the 15 Day Final Violation Notice to the property owners at: 5999 Jacobs Ladder, 5372 Racegate Run and 9302 Upwoods Lane and should OMCA not receive a timely response from the property owners; a resolution regarding each of these properties will be sent to CA ARC to request legal action. **Mr. Woodcock** seconded and the motion passed (7-0-0).

New Business

Brief Discussion on the relationship between the Oakland Mills Community Association and HOA's located in Oakland Mills as it pertains to covenant enforcement

- **Mr. Verchinski** gave background regarding the NEAC recommendations pertaining to this issue from December 7, 2015. He stated this issue should be dealt with now as it has to do with the overall cost of employing a property standards inspector per NEAC's recommendations. He asked if the sub-HOA's performed their own assessments of their properties.
- **Ms. Cederbaum** gave background information regarding each of the sub-HOA's in Oakland Mills. She stated that currently the OMCA RAC reviews all of the sub-HOA properties.
- **Mr. Verchinski** proposed that the OMCA Board should meet with the sub-HOA boards. Mr. Bellamy suggested perhaps having a draw in to hopefully ensure the HOA boards will attend and gave some suggestions as to what that draw in could be.
- **Mr. Verchinski** stated that based on what he has heard the assessment of the sub-HOA's during the proposed property standards evaluation should be included in the overall cost.
- Resident Michael Knott, who is the President of the Cinnamon Tree Thunder Hill HOA, stated that sub-HOA's in Oakland Mills most likely do not have the resources to do their own assessments. The sub-HOA dues paid by the residents mostly go towards maintenance of all the HOA open space.
- **Ms. Thomas** stated that if the OMCA Board has any questions or concerns, please send them to **Ms. Cederbaum** and she and the OMCA staff will research.

Marketing Report

- **Mr. Edelson** gave an update about the upcoming program titled “Telling Your Story Through Television Journalism: Learn from a Professional!” which will take place on Saturday, March 19, 2016 from 1:30pm to 3:30pm (ATTACHMENT “E”).
- **Mr. Verchinski** suggested taking video for the Oakland Mills Tell Your Story initiative possibly during one of the upcoming 3 R’s Workshops.

NEAC Report

- **Mr. Verchinski** announced that the Evite for the 3 R’s Workshop has been sent out. At the end of the workshop, a survey questionnaire will be given out to ask what other workshops residents may be interested in.
- **Mr. Verchinski** stated that the NEAC committee will be following up on the status of the Exxon site and the Police Satellite Office. **Ms. Cederbaum** will forward Exxon owners contact information to **Mr. Verchinski**.

Board Co-Chair Remarks

- **Ms. Thomas** stated that the Howard County RFP for bids to perform the OM Village Feasibility study closes tomorrow, 2/24. An update should follow.

Board Bulletin Board

- **Ms. Warren** announced that there are still a few spaces for the CPR Hands Only Training that will take place this Saturday, February 27th from 10am to noon at The Other Barn.
- **Mr. Edelson** clarified that the HC BOE vote to have universal pre-k in Oakland Mills is only the first step in ensuing it happens. If this proposal goes through, it would mean universal pre-k for TSES, THES and SFES.
- **Ms. Thomas** asked for an update regarding the issue presented to the OMCA Board about the reduction of hours for CA part time employees. **Mr. Avery** stated he is currently researching that information.
- **Mr. Woodcock** asked if the OMCA Board had received the Oakland Mills crime statistics that were requested from Officer Buchanan. **Ms. Cederbaum** stated that Phil Nichols had sent the crime information and she had forwarded it in an email, but would send it again.
- **Mr. Verchinski** announced:
 - 1) Transportation Management Plan meeting that will take place Thursday, 2/25, at 6:30pm. He suggested an OMCA Board member be present to make sure the meeting includes discussion of Bridge Columbia.
 - 2) The Community Development Block Grant of \$1 million that Howard County is slated to receive. The County is looking for community input.
 - 3) Celebrate Columbia’s 50th Birthday, Community Information Overview, March 8, 8am-9am

The OMCA Board meeting was adjourned at 8:33 pm.

Respectfully submitted: Brigitta Warren, Event and Administrative Coordinator

Action Items from Feb. 23, 2016 OMCA Board Meeting

FOR BOARD MEMBERS:

All Board: Send concerns regarding HOAs and the NEAC property standards proposal to Ms. Cederbaum

Mr. Avery: Inform board of issues pertaining to CA and reduced hours for Part-Time Employees

FOR STAFF:

Ms. Cederbaum: Forward EXXON owner contact information to Mr. Verchinski-**DONE**

Ms. Cederbaum: Forward Mr. Nichols email on Satellite Stations and local crime statistics again to entire board. Follow up with Officer Buchanan on crime stats going back several years. **DONE**, *awaiting stats from Officer Buchanan*

Ms. Cederbaum: Follow up on Community Report on Community Policing and Satellite Stations **DONE**

DRAFT

Public Space Advisory Committee Report - March 8, 2016

- (1) Recent low activity due to winter and lack of an Oakland Mills crisis
- (2) Intervention last fall with regard to change in mowing of Open Space near Gales Lane/Rosinante Run. Worked with OSMD to resolve the issue.
- (3) Recent "new" issue - silt runoff into Pond in back of Stevens Forest Elementary School. Reported to CA OSMD. They are cooperating.
- (4) "New" way to contact CA OSMD - send email to open.space@columbiaassociation.org
- (5) Submitted some comments last fall regarding the FY 17/18 CA budget as endorsed by the OMVB.
 - Recommend that budget categories most supported by residents (CA Open Space, Neighborhood Pools, After School Activities) have a higher budget priority than capital Expenditures that benefit only a low percentage of Columbia Residents
 - Latest CA budget has two new major Capital projects - Splash Down renovation and a new Tennis bubble (????)
 - At the same time, funding for Open Space Management seems to have continued pressure to reduce. CA is apparently pushing the use of contractors rather than its own experienced staff.
- (6) The PSAC continues to meet with Dan Damore every two months to discuss these and other issues

To be returned to Jane Dembner at Jane.Dembner@ColumbiaAssociation.org no later than March 18, 2016

Draft Management Contract - Comment Sheet

We have reviewed the February 4, 2016 draft FY 17-18 Management Contract and have the following comments.

Village Board Name Oakland Mills Date of Review/Vote 3/8/16

Instructions: When indicating suggested changes, please be as specific as possible. Please include item number, as appropriate. Expand each response section as needed.

Introductory Section ("Witnesseth")

We support/agree with this article as drafted

We have concerns about wording in this section that can be addressed by: _____

Article I – Responsibilities of the Parties

We support/agree with this article as drafted

We have concerns about wording or items in this article that can be addressed by:

1. Eliminate item #10 and merge content into #1 to eliminate redundancies.

2. In #9 add the additional bullet point and text:

Any incremental costs to the Village Association, such as, additional staffing, set-up, or supplies will be charged to the appropriate Columbia Association Department.

Article II – Budget and Program Approval

We support/agree with this article as drafted

We have concerns about wording or items in this article that can be addressed by: _____

Article III – Insurance/Indemnification

We support/agree with this article as drafted

We have concerns about wording or items in this article that can be addressed by: _____

To be returned to Jane Dembner at Jane.Dembner@ColumbiaAssociation.org no later than March 18, 2016

Article IV – Terms and Termination

We support/agree with this article as drafted

We have concerns about wording or items in this article that can be addressed by: _____

Article V – Property Rights

We support/agree with this article as drafted

We have concerns about wording or items in this article that can be addressed by: _____

Article VI – Association Employees

We support/agree with this article as drafted

We have concerns about wording or items in this article that can be addressed by: _____

Exhibit A

We support/agree with this exhibit as drafted

We have concerns about wording or items in this exhibit that can be addressed by:

See reviewed version attached

Exhibit B

We support/agree with this exhibit as drafted

We have concerns about wording or items in this exhibit that can be addressed by: _____

Exhibit C

We support/agree with this exhibit as drafted

We have concerns about wording or items in this exhibit that can be addressed by: _____

Exhibit D

We support/agree with this exhibit as drafted

To be returned to Jane Dembner at Jane.Dembner@ColumbiaAssociation.org no later than March 18, 2016

We have concerns about wording or items in this exhibit that can be addressed by:

Prefer that the Facility Use Report be eliminated, at least until an automated reporting system can be found. The current Financial Reports for Rental and Lease income are a good indicator of how well the facility is used and can be compared to prior years.

Exhibit E

We support/agree with this exhibit as drafted

We have concerns about wording or items in this exhibit that can be addressed by:

Recommend increasing the cash reserve limitation to (20%) of the previous year's operating expense.

Exhibit F

We support/agree with this exhibit as drafted

We have concerns about this exhibit that can be addressed by: _____

(maps of grounds surrounding The Other Barn and 3 centers where we hold events - reviewed the maps and they are correct)

Other Comments on the Draft Management Contract:

Thank you.

DRAFT 2/2/2016

EXHIBIT A

FACILITY CAPITAL PROJECTS, REPAIRS AND MAINTENANCE

ILLUSTRATIVE EXAMPLES OF CAPITAL AND OPERATING EXPENDITURES

Items that are generally capital in nature include: Roofing, large HVAC and hot water systems, flooring such as hardwood, ceramic and luxury vinyl tile, large kitchen equipment, and lighting systems replacement for an entire space or building.

Items that are generally operating in nature include: interior and exterior painting, small room HVAC systems, individual light fixture replacements, individual bathroom fixture replacements and handyman repairs such as drywall repair, door hardware replacement, and most repairs and maintenance tasks.

CATEGORY II CAPITAL PROJECTS: MAJOR OR NON-RECURRING RE-INVESTMENT IN FACILITIES

Projects in this category are defined as phased, non-recurring, or considered to be major re-investments in Facilities as well as all projects that are \$200,000 or greater. All such projects are specifically identified and approved by the CA Board of Directors as part of CA's budget process. Following budget approval, CA will be responsible for and will undertake and manage these capital projects.

CATEGORY III CAPITAL PROJECTS: NON-MAJOR CAPITAL PROJECTS AND PERIODIC UPGRADES

Projects in this category are for periodic maintenance and/or upgrades to Facilities including structural repairs/replacement or mechanical system repairs/replacement. These projects are defined as ones that replace the original item or improve or extend the useful life of the original item for two years or more and that involve an expenditure of at least \$2,500. The Association shall not make any permanent improvements without CA's prior written consent. It is the responsibility of the Association to request Category III capital projects from CA for its Facilities. (CA also may propose such capital projects.) All projects requested by the Association are reviewed by CA to assess the need and available capital budget funding for the project. Following CA approval, CA will be responsible for and will undertake and manage these capital projects. CA will provide a reasonable method for tracking the status of Category III requests submitted by the Association.

FACILITY BUILDING MAINTENANCE AND REPAIRS (OPERATING EXPENDITURES)

CA accepts responsibility for maintenance of and repairs to Facility building exteriors, with all costs being borne by CA. The Association accepts responsibility for maintenance of and repairs to Facility building interiors under \$1000. CA accepts responsibility for maintenance of and repairs to building interiors in excess of \$1000. The Association's liability for interior repairs will not exceed \$1,000 per occurrence. For windows/glass/doors that provide interior/exterior

views or egress into/out of the facilities buildings, the Community Association's liability will not exceed \$1,000 per occurrence or \$3,000 cumulative per year.

If able and at the request of the Association, CA will repair Association-owned property and equipment in keeping with Article I, Section 15 of the Management Contract.

EQUIPMENT MAINTENANCE AND REPAIRS

~~Excluding HVAC, the~~ The Association accepts responsibility for payment of maintenance contracts for certain equipment to include CA-owned office and building equipment, fire extinguishers and fire suppression systems, fire and security alarm systems, and elevators. In addition, the Association accepts responsibility for repairs to CA-owned interior equipment up to \$1,000 per occurrence. Building HVAC systems are the exception to this policy. CA will maintain all village-managed buildings to the same standards and schedules as all of their self-managed facilities.

[Editor's Note: "Covenant" language removed and minor adjustments made to the language that already exists at the beginning of the contract related to mutual commitment to manage the Facilities for the use, enjoyment and benefit of the community.]

~~ASSOCIATION IMPROVEMENTS AND EMPLOYMENT OF CONTRACTORS FOR FACILITY BUILDING REPAIR AND MAINTENANCE WORK~~

The Association may choose to retain an outside contractor other than a CA-approved contractor for Facility maintenance and repair of building systems and/or structures that are firmly affixed to the building, maintenance and repair work conditioned on the Association's satisfaction of the following requirements:

- The insurance requirements set forth below must be met and certificates provided to CA prior to the contractor's commencement of any work.
- For work other than routine maintenance and repairs, ~~W~~ritten approval of the scope of work -must be obtained from CA prior to the start of the work.
- The Association takes full responsibility for payment of all costs of the work.
- The Association agrees to take on any warranty responsibilities for the work/repair going forward.
- The Association assumes responsibility for any ancillary work or damage that may result from the work by an outside contractor.
- The Association assumes all oversight and invoicing responsibility.

Insurance Requirement for Association-Hired Contractors for Repairs and Maintenance

The Contractor shall provide Certificates of Insurance evidencing the following insurance coverages and limits, and shall maintain such coverage and limits for the duration of the project:

Comprehensive/Broad Form General Liability Including Premises & Operations, Products &	\$1,000,000 each occurrence; \$2,000,000 aggregate (bodily injury & property damage)
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Completed Operations, Contractual Liability, Personal Injury, Broad Form Property Damage, XCU coverage.	
Comprehensive Business Automobile Including owned, hired and non-owned vehicles	\$1,000,000 each person and each accident; \$500,000 for property damage each occurrence
Full Umbrella Liability	\$1,000,000 combined single limit
Worker's Compensation	statutory limits
Liability and auto policies shall name Columbia Association, Inc. as an additional insured, name the project, and provide that CA will receive from the insurer ten (10) days' written notice before any change, cancellation or modification of such policies become effective.	
A certificate of insurance is to be supplied to CA prior to work starting on the project.	

Manager's Report, Sandy Cederbaum
Oakland Mills Community Association
 March 8, 2016

Correspondence

2/11/16: Letter from OM Board to County Exec. and County Council asking that all reference to Housing Department/Housing Commission be amended out of CB 12-2016.

6141 Commitment Court: Received a response County Executive sent to Board on 3/3/16

Board Action Item Follow-Up

- Exxon site: Forwarded owner's contact information to Paul Verchinski
- Emailed Kim Pruim asking for more information to the county's original intent to purchase Grand Point and how that would have been allowable given CB 18-2014. Awaiting response.
- Spoke with Officer Buchanan and requested additional years of stats pertaining to crimes and any other analysis he can find. (awaiting response, he's now on leave for a short while after the birth of baby)
- Received the County's report from the committee that reviewed the NCPO and NCRO (Community Policing and Satellite Offices), reviewed the report and forwarded with highlights to OM Board on Feb. 29, 2016.
- Spoke with HCPD Lt. Thorsvik about the current Satellite Station costs which are \$800/month and the possible alternatives for a Satellite Station in OM.
- Received information from the County regarding the issue with the request for a Liquor License at the upper level, inside the Wegmans complex just outside the store entrance. Forward all information to the OM Board on 3/2/16.
- Giant/Food Lion Merger – Royal Ahold/Delhaize merger continues to be on the horizon. Ahold will hold a Special Meeting on March 14, 2016 to consider and vote on the merger proposal.

Meetings Village Manager Attended:

Housing and Community Development Meeting with Urban Venture Design – Roundtable discussion to identify community resources relating to housing and unmet needs.

Urban Design was hired to provide research and housing plan to Dept. of Housing for the County's consolidated plan for the next five years. The report will be available for public comment beginning 4/14, introduced to Council on 4/18 and presented to HUD on 5/13. Attendees at the session I attended included those housing who oversee various county housing funding resource programs/grants, non-profits including ARC of HoCo, Autism Society, HoCo Realtors, Village Managers from Oakland Mills/Harpers Choice, HopeWorks, FIRN, United Way. Discussed various unmet housing needs with at risk, aging and transient population. I discussed the disparity in low income housing in Howard County and the need for a comprehensive county wide housing plan and the stress that high concentrations of low income/section 8 housing places on a community/schools etc. Lots of head nods in agreement when I spoke.

Howard County Office of Transportation

Public Meeting to Discuss Transportation Demand Management in Downtown Columbia

Introductions of what TDM is and then roundtable discussions which asked groups of about 20 to identify the strengths of the current transportation system in downtown, the opportunities for Downtown Columbia, and imagining ten years out and experiencing downtown Columbia in it's ideal state.

Most groups had few identifiable strengths. Our group has myself, Fred G. and Sally R. from Bridge Columbia and Paul Verchinski and others. We made sure we addressed Bridge Columbia and its attributes to the future of transportation in Columbia. All groups mentioned the need for connectivity between downtown and all villages, less dependence on cars and more on walking, biking, circulator buses, viable bus routes, electric buses, charging stations. No one mentioned the need for a third interchange. Mention was made of the need to make other pedestrian crossings over 29 – especially at Broken Land. Need for green space, ride share, UBER, BikeShare (in the works with an Oakland Mills and Blandair site), zip cars, telework, traffic calming.

While the meeting was to focus on Downtown it was clear from the Roundtable discussions that there had to be viable ways to get downtown w/out being car dependant and the need for connection transportation modes to and from downtown from all of the villages in Columbia.

Management Contract and Exhibits: Reviewed and compiled suggested list of changes for 3/8/16 OM Board Review.

Facility Related Issues: Working with CA and COMCAST to bring hi-speed internet into the other barn. CA and Comcast in the final stages of license agreements for the work. The high speed internet is necessary to run the new web based covenant/lot file program which we will be trained on and begin to use sometime in May.

Election Monitor Committee: Met with committee members to review timeline and issues. Held a session for potential board members. Chair and committee member attended but no potential candidates. Deadline for nomination petitions 3/4/16 at 4pm

By-Law Amendment regarding non-contested races: Got final work on the amendment from the lawyer and will forward shortly. This will be included on the ballot for the upcoming election.

Bridge Columbia – BC committee sent an email following a meeting a few of them had w/Diane Wilson and Val Lazdins asking for Bridge Columbia inclusion in legislation just introduced at Council. I will draft testimony for board (similar to the letter that we sent to the County Exec. and Council) requesting that the Bridge be included in BMP legislation.

Rehab Workshop: Final arrangements made. As of March 4 we have 58 registered attendees.

CPR - CPR/AED instruction: Attended with my husband along with 30 other individuals. Training provided by HC Fire and Rescue and was EXCELLENT. We will hold this again in the Fall. Many thanks to Brigitta for organizing.

Covenant Lot File – new web based system. Carrie and I attended a meeting about the new system to replace the Fortis system which we have. It appears to be an excellent web based system that we have all of the current lot files and information from fortis and give us the ability to input and track everything related to Covenants. We asked and will be the first village trained which will be in May. We are arranging for Comcast hi-speed internet which is necessary to run the system. Carrie will take the lead and train both Bob and Tom and me once the system is operational.

Welcome Initiative: As a result of the last Marketing Meeting and discussion with new resident we have decided to have a new member welcome event in late May. Brigitta and I are working out the details to share with the board.

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

March 8, 2015

TO: Jane Dembner, CA Director of Community Planning
FROM: Sandy Cederbaum, Village Manager, Oakland Mills Community Association
SUBJ: FY16 3rd Quarter Financials

**Revenues:
No variances**

Expenses:

- 15 **Fees** Legal expenses budged for in 2015 actually were paid in FY16 thus the amount greater than budgeted. (gave a verbal explanation of this to Marie Davidson).
- 17 **Business Expenses** Less than anticipated business related expenses
- 19 **Advertising** We are invoiced quarterly and expect to receive a invoice in 4th quarter and Should end the year close to budgeted amount.
- 21 **Other Printing** Added a three-fold brochure flyer which was mailed to all properties in the fall winter. This represents the printing costs incurred.
- 22 **Donations/Contributions** Board voted on all donations at end of 2nd quarter and expenses will Be reflected in 3rd quarter report.
- 23 **Special Events** Fall festival was canceled due to weather and thus we did not incur any Costs for entertainment and other miscellaneous festival related expenses
- 27 **Furniture and fixtures** Less than anticipated purchases as of this time in the year.
- 30 **Depreciation** greater than anticipated when preparing quarterly spreadsheet.

Input cells

Village: Oakland Mills
 Fiscal Year: 2016
 Quarter: 3
 Date Prepared: 4-Mar-16

DETAILED STATEMENTS OF ACTIVITIES
 May 1 - January 31

	Actual Quarter	YTD Actual	YTD Budget	Variance	YTD Prior Year
REVENUES					
1 CA Assessment Share	97,944	293,832	293,832	0	299,292
A. CA Base Assessment	88,361	265,083	265,082	1	266,573
B. CA Medical Reimbursement	8,992	26,976	26,977	(1)	20,698
C. Other CA Reimbursement	591	1,773	1,773	0	12,021
D. Payment to Contingency Fund		0	0	0	
2 Lease & Rental	29,723	142,894	131,488	11,406	137,041
A. Room Rentals	23,318	125,759	116,088	9,671	122,164
B. Leases	5,355	13,275	14,100	(825)	11,717
C. Retained Deposits	1,050	3,860	1,300	2,560	3,160
3 Tuition & Enrollment	0	0	225	(225)	90
A. Classes		0	225	(225)	36
B. Camps		0	0	0	
C. Other		0	0	0	54
4 Interest	2	8	75	(67)	94
5 Special Events	5,534	15,055	16,150	(1,095)	18,121
6 Fees	50	234	413	(179)	413
A. Copier	0	22	23	(1)	30
B. Late Fees		0	0	0	
C. Postage		0	0	0	29
D. Notary	32	102	165	(63)	128
E. Other	18	110	225	(115)	226
7 Miscellaneous	286	1,323	1,414	(91)	1,452
A. Sales	285	1,314	1,407	(93)	1,452
B. Newsletter Ads		0	0	0	
C. Catering/Food Service		0	0	0	
D. Other	1	9	7	2	0
8 Gain/loss on Disposal of Asset	0	300	0	300	0
Total Income	133,539	453,646	443,597	10,049	456,503

Village: Oakland Mills
 Fiscal Year: 2016
 Quarter: 3

DETAILED STATEMENTS OF ACTIVITIES
 May 1 - January 31

	Actual Quarter	YTD Actual	YTD Budget	Variance	YTD Prior Year
EXPENSES					
9 Staff Salaries	70,230	220,962	224,250	(3,288)	235,162
10 Janitorial Wages	1,082	3,206	4,200	(994)	4,918
11 Contract Labor	0	85	40	45	18
12 Payroll Benefits	8,073	39,247	47,250	(8,003)	45,348
13 Payroll Taxes	5,533	17,093	19,500	(2,407)	19,788
14 Janitorial Expense	10,522	31,405	34,735	(3,330)	33,807
A. Cleaning Service	5,586	17,875	16,880	995	15,616
B. Setup & Breakdown	3,984	10,178	13,881	(3,703)	14,189
C. Floors, Carpets and Windows		0	350	(350)	170
D. Supplies	952	3,352	3,624	(272)	3,832
15 Fees	1,642	10,203	8,025	2,178	5,871
A. Accounting		0	0	0	
B. Legal	0	4,125	2,250	1,875	
C. Performance		0	0	0	
D. Audit		0	0	0	
E. Web	(50)	1,316	1,500	(184)	1,511
F. Other	1,692	4,762	4,275	487	4,360
16 Operating Expenses	871	4,032	4,549	(517)	6,419
A. Office Supplies		0	0	0	310
B. Program Supplies	500	2,011	3,500	(1,489)	3,727
C. Cost of Goods Sold	0	80	180	(100)	200
D. Postage	196	1,340	510	830	1,558
E. Staff Development	175	386	359	27	398
F. Catering/Food Service	0	215	0	215	226
G. Other		0	0	0	
17 Business Expenses	451	1,286	1,825	(539)	1,742
A. Mileage	62	432	725	(293)	835
B. Food (Business Meals)	389	848	900	(52)	544
C. Other	0	6	200	(194)	363
18 Insurance	2,130	9,706	9,000	706	6,963
19 Advertising	576	1,291	4,900	(3,609)	6,831
20 Newsletter	4,410	13,260	14,032	(772)	15,697
21 Other Printing	457	3,275	2,000	1,275	3,330
22 Donations/Contributions	4,200	4,500	3,800	700	2,900
23 Special Events	8,666	13,840	14,000	(160)	19,903
24 Taxes	483	483	380	103	141
25 Utilities	9,121	24,443	27,778	(3,335)	26,491
A. Gas & Electric	7,214	18,840	22,485	(3,645)	21,702
B. Water & Sewer	675	1,786	1,400	386	1,084
C. Telephone	1,232	3,817	3,893	(76)	3,705
26 Repairs & Maintenance	2,067	10,015	12,114	(2,099)	11,030
A. Building	1,372	7,361	9,932	(2,571)	8,587
B. Equipment	695	2,654	2,182	472	2,443
C. Rental		0	0	0	
D. Vandalism		0	0	0	
E. Other		0	0	0	
27 Furniture, Fixtures and Equipment	0	457	1,875	(1,418)	2,275
28 Total Expenses Before Depreciation	130,514	408,789	434,253	(25,464)	448,634
29 Depreciation	789	3,105	1,770	1,335	2,363
30 Total Expenses	131,303	411,894	436,023	(24,129)	450,997
Increase/(Decrease) in Unrestricted Net Assets	2,236	41,752	7,574	34,178	5,506

Village: Oakland Mills
 Fiscal Year: 2016
 Quarter: 3
 Date Prepared: 4-Mar-16

SUMMARY STATEMENTS OF ACTIVITIES
May 1 - January 31

	<u>Actual Quarter</u>	<u>YTD Actual</u>	<u>YTD Budget</u>	<u>Variance</u>	<u>YTD Prior Year</u>
REVENUES					
1 CA Assessment Share	97,944	293,832	293,832	0	299,292
2 Lease & Rental	29,723	142,894	131,488	11,406	137,041
3 Tuition & Enrollment	0	0	225	(225)	90
4 Interest	2	8	75	(67)	94
5 Special Events	5,534	15,055	16,150	(1,095)	18,121
6 Fees	50	234	413	(179)	413
7 Miscellaneous	286	1,323	1,414	(91)	1,452
8 Gain/loss on Disposal of Asset	0	300	0	300	0
Total Revenue	<u>133,539</u>	<u>453,646</u>	<u>443,597</u>	<u>10,049</u>	<u>456,503</u>
EXPENSES					
9 Staff Salaries	70,230	220,962	224,250	(3,288)	235,162
10 Janitorial Wages	1,082	3,206	4,200	(994)	4,918
11 Contract Labor	0	85	40	45	18
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13 Payroll Taxes	5,533	17,093	19,500	(2,407)	19,788
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15 Fees	1,642	10,203	8,025	2,178	5,871
16 Operating Expenses	871	4,032	4,549	(517)	6,419
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23 Special Events	8,666	13,840	14,000	(160)	19,903
24 Taxes	483	483	380	103	141
25 Utilities	9,121	24,443	27,778	(3,335)	26,491
26 Repairs & Maintenance	2,067	10,015	12,114	(2,099)	11,030
27 Furniture & Fixtures	0	457	1,875	(1,418)	2,275
28 Total Expenses Before Depreciation	<u>130,514</u>	<u>408,789</u>	<u>434,253</u>	<u>(25,464)</u>	<u>448,634</u>
29 Depreciation	789	3,105	1,770	1,335	2,363
30 Total Expenses	<u>131,303</u>	<u>411,894</u>	<u>436,023</u>	<u>(24,129)</u>	<u>450,997</u>
Increase/(Decrease) in Unrestricted Net Assets	<u>2,236</u>	<u>41,752</u>	<u>7,574</u>	<u>34,178</u>	<u>5,506</u>

Input cells

Village: Oakland Mills
 Fiscal Year: 2016
 Quarter: 3
 Date Prepared: 4-Mar-16

STATEMENTS OF FINANCIAL POSITION
May 1 - January 31

<u>ASSETS</u>	<u>2016</u>	<u>2015</u>	<u>Variance</u>
CASH AT END OF PERIOD:			
Cash (Petty Cash)	100	100	0
Cash (Checking Accounts)	95,990	93,063	2,927
Cash (Savings Accounts)	145,456	120,191	25,265
Short term investments	20,454	20,444	10
Total Cash and Investments	<u>262,000</u>	<u>233,798</u>	<u>28,202</u>
Accounts Receivable	419	490	(71)
Loan Receivable			0
Prepaid Expenses	540	50	490
Inventory			0
Other Current Assets	<u>959</u>	<u>540</u>	<u>419</u>
Furniture, Fixtures and Leasehold Improvements	94,025	84,779	9,246
Accumulated Depreciation	(83,759)	(78,564)	(5,195)
Net Furniture and Fixtures	<u>10,266</u>	<u>6,215</u>	<u>4,051</u>
TOTAL ASSETS	<u>273,225</u>	<u>240,553</u>	<u>32,672</u>
<u>LIABILITIES AND NET ASSETS</u>			
Accounts Payable	0	57	(57)
Amount Payable to Contingency Fund		0	0
Security Deposits	21,375	18,375	3,000
Sales Tax			0
Deferred Revenue - CA	97,944	95,757	2,187
Deferred Revenue - Other	7,550	4,401	3,149
Accrued Liabilities - Payroll	28,045	26,358	2,687
Accrued Liabilities - Other	286	0	286
Long Term Debt Due Within 1 Year			0
Subtotal - Short Term Liabilities	<u>156,200</u>	<u>144,948</u>	<u>11,252</u>
Long Term Debt Due After 1 Year			0
Unrestricted Net Assets:			
Beginning of year	75,273	90,099	(14,826)
Increase/(Decrease) in Unrestricted Net Assets for Year	<u>41,752</u>	<u>5,506</u>	<u>36,246</u>
Net Assets - Year-to-Date	<u>117,025</u>	<u>95,605</u>	<u>21,420</u>
TOTAL LIABILITIES & NET ASSETS	<u>273,225</u>	<u>240,553</u>	<u>32,672</u>



Property Pride:

Oakland Mills Spring Cleaning Campaign 2016

FINALLY, spring is in the air, the snow has melted, the grass is getting green, the birds are chirping and neighbors are coming out of "winter hibernation." The season brings a sense of renewed hope – a hope for better days ahead after a cold and snowy winter. We need to remind ourselves that the quality of our property and our neighborhood depends on the care that we take to insure that our surroundings are well maintained. This is especially important in today's housing market. Sandy Cederbaum, Village Manager

Property Pride begins with each and every one of us.

Every homeowner is legally bound to the Covenants and agreed to abide by them when purchasing in Columbia. We all need to do our part to make sure that our property/home is architecturally compliant and has the street appeal that makes us proud to be a part of Oakland Mills.

Take a Look

Have you stood on your property and taken a good look at your home and yard? If you were a potential homebuyer would you find your house in good condition and appealing? Is your property clean, attractive, and well maintained?

Several years ago we were fortunate to receive a grant for a **Property Evaluation Standards Program**. During that time each property was evaluated and residents received information regarding what needed to be done to their property/home to make sure that it was compliant with the Oakland Mills Architectural Covenants. Thankfully many of you took care of issues at that time that had long been neglected. Once again, this year we are asking our residents to use the information provided here to assess their own curbside appeal! (This is for your property not anyone else's.)

Evaluate Your Property

Most of the time, simple maintenance on your property can be done at no cost or at a minimal cost. We have included a list of property and structural items to look at. Make it a goal to use the checklist as you maintain your property/home in the months ahead. **Share your complete checklist with us and be in a drawing to win a prize!** Stop by the office and speak with our Covenant Advisor, to discuss your checklist and any questions you have about your property. It's best to call first to make sure our Covenant Advisor is in the office.

Important Resources: Phone Number: 410-730-4610

Contact Information:

Sandy Cederbaum, OM Village Manager: manager@oaklandmills.org,

Carrie Wenholz, OM Covenant Advisor for Applications: applications@oaklandmills.org

Bob Bellamy, OM Covenant Advisor for Violations: propertyconcerns@oaklandmills.org

OM Web site w/all of the information at your fingertips: oaklandmills.org

Covenants: The Covenants are a binding contract among the residents of Oakland Mills. They assure residents of certain standards of use, architectural design, and property maintenance throughout the village. If you cannot find your copy of the Oakland Mills Covenants, they are available at the OM village office located at The Other Barn, 5851 Robert Oliver Place.

Architectural Guidelines: The Architectural Guidelines are based on the covenants. They cover in detail what exterior alterations and in-home businesses are most likely to be approved. They also discuss conditions that are likely to be violations of the Covenants. Copies are available on the OM Web: oaklandmills.org or at the village office.

PROPERTY MAINTENANCE CHECKLIST - SEE REVERSE SIDE FOR GIFT DRAWING INFORMATION

Maintenance is a major concern for all residents of Columbia, especially in older villages such as Oakland Mills. Section 6.01 of the Oakland Mills Covenants state that:

20.1.1 "Each owner shall keep all lots owned by him and all improvements therein or thereon, in good order and repair, including but not limited to, the seeding, watering, and mowing of all lawns; the pruning and cutting of all trees and shrubbery; and, the painting (or other appropriate external care) of all buildings and other improvements, all in a manner and with such frequency as is consistent with good property management...8.06 "no lumber, metals, bulk

Information regarding Buying/Selling and Maintaining your home in Oakland Mills along with Frequently Asked Questions is available at our Web site: oaklandmills.org or from one of our Covenant Advisors.

This is a checklist for your use and does not imply that any of the items listed have been or would be approved for your property by the Architectural Committee or that your property is in compliance with OM Covenants.

Contact the OM Covenant Advisor For Applications, Carrie Wenholtz, regarding Exterior Alteration Applications, In-Home Business Applications, Letters of Compliance, or any other questions you have about your property. This checklist should be used as a reference and may not be inclusive of everything on your property. *The Architectural Covenants are legally binding and thus enforceable. All violations are "complaint driven" and should be brought to the attention of the Covenant Advisor for Violations, Bob Bellamy. All information is kept confidential.*

TRASH CANS/RECYCLING BINS: Stored out of sight, Not visible? _____

Trash/Recycling may not be put out before 6 p.m. the night before pick-up and receptacles must be collected promptly and located out of sight.

OUTSIDE "CLUTTER": Are refuse, building materials, tools, auto parts, boxes, hoses/reels/ toys etc. stored out of sight when not in use? _____

GROUNDS: Grass seeded, watered, mowed on a regular basis? _____

Landscape beds maintained? _____ Trees/Shrubs pruned, trimmed? _____

SIDING: Algae Free? If not this needs to be power washed _____ Has wood siding faded? _____

DECK STRUCTURES: Structurally sound, No peeling paint, No Broken Rails? _____

DOORS/GARAGE DOORS: No Peeling Paint, In good repair? _____

FENCE: No Broken Posts? Mesh/Wire Properly Attached? _____

GUTTERS/DOWNSPOUTS: Secured to house? Debris Free? _____

**LIGHTING: Secured to house, operational, no broken glass? In-ground pole secure? _____
No rust or peeling paint? _____**

ROOF/SKYLIGHTS: Algae Free? Shingles secured? _____

WINDOWS: Not broken? Window Frames maintained? _____

SIDEWALKS/DRIVEWAY: Not cracked, free of heaving? _____

SEE REVERSE SIDE FOR INFORMATION ABOUT A DRAWING FOR GIFT CARD and ADDITIONAL PRIZES

As a thank you for being a great Oakland Mills property owner and taking time to take pride in the way your property looks.

Once your property is "looking great" according to the items on this check-list you can drop it off at the Oakland Mills Village Office. Everyone who turns in an accurate check-list will be eligible for a gift card or other nice prizes. We will hold the drawing on Friday, July 15, 2016.

Please fill out the information below so that we can contact you if you are one of the lucky prize winners!

You can **email** the form to: manager@oaklandmills.org (email both sides!)

Drop it off at The Other Barn, or

Mail to: Manager, Oakland Mills Community Association, 5851 Robert Oliver Place, Columbia, MD 21045

NAME: _____

ADDRESS: _____

EMAIL: _____

___ CHECK HERE if you would like your email entered into the Oakland Mills village email distribution list and to receive village and community news and information

HOME PHONE: _____

CELL PHONE: _____

Thanks again for participating in our Property Pride Campaign 2016!

AC Chair Report 08 March 2016

First I'd like to thank both Covenant Advisors for attending and helping with our Three Rs Workshop last Saturday. I took the opportunity to introduce both of them and to emphasize how easy it is to contact them. I think their friendly faces will make everyone who attended feel comfortable about consulting them.

So much is going on that I'm just hitting the highlights.

Resident Architecture Committee (RAC)

While the volume of applications is low this time of year, Carrie is seizing the opportunity to start standardizing the wording of approvals for things like solar panels so that we are clear and consistent when granting approvals with stipulations (e.g., wiring and accessories should match in color the outside surface to which they are attached).

During the March 3 RAC session, we heard from the resident whose house on Woodblock Row burned down last fall. Unfortunately, he didn't get RAC approval until reconstruction was almost done. He said that his contractor told him that when he works in other counties, the authority issuing the building permits always informs the contractor that he should seek approval with his HOA, when applicable.

This got me thinking:

Should we ask the other Columbia Boards if they would support asking DPZ, when processing building permits in Columbia, to simply give the applicant a sheet of paper reminding him or her to obtain permission from the village RAC.

The paper would list contact info for each village.

DPZ would have no responsibility to follow up; however, the builder/applicant could not plead ignorance of the requirement.

Does not require legislation, just a new policy at DPZ.

Can we discuss this tonight?

Property Concerns

Bob has been extremely busy. We had many new complaints on properties along Farewell Road; two of them turned out to be cases already on file, but I validated five new ones. Bob is energetically working through a big backlog.

Here's the best news: the property on Encounter Row that was the source of extreme concern last summer is about to be rehabbed. The owner says she has finally obtained a bank loan and hopes to begin construction at the end of March.

We sent this property to CA last fall. Fingers crossed for a good outcome!

Arts Advisory Report

March 8, 2016

As previously discussed with the OMVB, I applied for a Howard County Arts Council ARTSites 2016 grant for the ROPE Arts Walk area in the OM Village Center. The ARTsites program is a means for communities with publicly accessible sites to host public sculpture for a temporary outdoor exhibit from August 2016–July 2017. Our application was denied because “the County is the entity which needs to apply for the ROPE Art Walk because they own the property”. This decision was a surprise to me because the County developed this area for our express use yet we have no authority over what goes there it appears. So, Sandy and I reached out to Randy Clay from DPZ who was the County lead on the ROPE project and he said that DPW would have to sign off on it and apply on our behalf and he didn’t think that could happen by the grant deadline of March 4 (this was around February 25). Randy suggested that we try to get CA to apply for the grant for us, but the sculpture would then have to be placed on CA property. There is a grassy area in front of the Teen Center that would be a good location for a sculpture so Sandy and I got busy trying to get permission from CA. In the end, they couldn’t get this through their chain of bureaucracy in time and so I gave up, on March 3rd. I plan to reapply for this grant again next year and now that I know what’s involved, I know who I have to go through and will do that from the start. Hopefully, I will avoid this runaround next year. With the new boards permission, I am happy to do this even though I won’t be serving on the board.

Education – March 8, 2016

Ellen Flynn Giles will attend the April 12th OM Board meeting. The committee will meet tonight to discuss topics we want to cover. Topics I already plan to cover include: Universal Pre-K, OM's transportation policy proposal, OM's redistricting policy proposal.

As a reminder, our transportation policy proposal would amend HCPSS transportation policy to require the school system to provide transportation to children who are districted to a school other than the one closest to them, regardless of distance to the new school. This addresses situations like Talbott Springs-Stevens Forest where children who live next to Talbott Springs must walk to Stevens Forest because, despite it being much further away, it is still within the 1 mile transportation radius of their homes.

Our redistricting policy would prevent redistricting that causes the rate of kids needing free and reduced meals at a school to increase above 150% of the county average or decrease below 67% of the county average.

Thank you to Brigitta for re-establishing the school news e-mail distribution.

Meet members of the Board of Education at a Coffee & Conversation on March 17th at 7:30 p.m. at Dunloggin Middle School, 9129 Northfield Rd., Ellicott City.

On March 19 from 1 to 5, the League of Women Voters will hold a Board of Education Candidates' Forum in the Banneker Room of the George Howard Building, 3430 Courthouse Drive in Ellicott City. This will also be broadcast on Comcast channel 95 and Verizon channel 42.

Marketing – March 8, 2016

The television storytelling event was postponed due to a personal emergency for one of our presenters. He will be able to join us for a future date. We are working with Sandy and Brigitta to plan.

The committee met on February 23 and heard from a new resident who discussed ideas for marketing to new residents and welcoming them to the community. We may do special outreach to new residents for upcoming events and have welcome packets available to those who attend. We also discussed a new resident social so new residents can learn more about OM, the board, amenities, covenants, resources, etc. while also meeting each other.

We are interested in doing "Tell Your Story" filmings at upcoming events, e.g., new resident gathering, 3R's, etc.

Safety Update (Email from Bill Woodcock) – March 8, 2016

“Good Evening,

I followed up with Phil Nichols of the County Executive's Office regarding the crime data for Oakland Mills that we were supplied.

Phil replied that the data in the reports shared with us represented calls, not arrests. For data regarding arrests, and for statistics prior to 2015, Phil advised that I should get that data from Officer Buchanan, which I am in process of doing.

Bill”