



**oakland mills**  
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# 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

**April 12, 2016**

### **OMCA Regular BoD Meeting**

**Ms. Thomas** called the regular meeting of the OMCA Board of Directors to order at 7:03 pm.

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

**Also Present:** Ellen Flynn Giles, Howard County Board of Education; Ann DeLacy, Howard County Board of Education; Janet Siddiqui, Howard County Board of Education; See Resident List

### **Opening of Meeting**

- **Mr. Woodcock** motioned that the agenda for April 12 2016 (ATTACHMENT “A”) be approved. **Mr. Edelson** seconded.
- **Ms. Wisniewski** motioned to amend the April 12, 2016 agenda that after Ellen Flynn Giles speaks to hold the Architecture Committee session to approve 4 fifteen day notices. **Mr. Woodcock** seconded and the motion passed (6-0-0).
- **Mr. Verchinski** motioned to amend the agenda to include a discussion regarding the \$10K resolution under Old Business. **Ms. White** seconded and the motion passed (6-0-0).
- **Mr. Verchinski** motioned to amend the agenda to include Airplane Noise under New Business. **Ms. Thomas** suggested this discussion be held after Committee Reports. **Mr. Woodcock** seconded and the motion passed (6-0-0).
- A vote was taken regarding the April 12, 2016 agenda and it was passed. (6-0-0).
- **Mr. Edelson** motioned to accept the March 22, 2016 OMCA Board meeting minutes (ATTACHMENT “B”). **Ms. Wisniewski** seconded and the motion passed.
- **Mr. Verchinski** motioned to amend the minutes to state “**Mr. Verchinski** motioned that the NEAC recommendation for a Property Standards Evaluation be adopted by the Oakland Mills Board.” There was no second so the motion failed.
- A vote was taken regarding the March 22, 2016 OMCA Board Meeting Minutes and it passed (5-0-1).

### **Resident Remarks**

- Resident Janice Rattley asked for an update regarding the proposed roundabout at Stevens Forest Road and Farewell Road. **Ms. Cederbaum** stated she had been in touch with Howard County Traffic and Engineering and they will be coming back to the community with possible designs, but no date has been set. Resident Rattley stated that this seems like a done deal and feels alternatives should be considered.
- Resident Lena Kennedy asked if Howard County had to do a traffic study.

- Resident John DiTomasso, who along with resident Carol Brain has been working on this issue, gave background as to what has been done regarding this issue. He stated that a traffic study has been done on Farewell Road and possibly a traffic study has been done on Stevens Forest Road up closer to Stevens Forest ES. When he and Carol Brain spoke with the traffic engineer a suggestion of a roundabout was made. Kim Pruum, Special Assistant to Councilman Calvin Ball, suggested getting community support before Howard County will look into getting a roundabout at this location.
  - **Ms. Thomas** stated that it is not a done deal and Howard County will be getting back to the community regarding this issue.
  - Resident Rattley requested that all options should be analyzed and then presented to the community.
  - **Mr. Woodcock** stated that no vote has been taken by the OMCA Board regarding this issue and that more input from the County is needed.
- (**Mr. McCormack** arrived at 7:17pm).

## New Business

### HCPSS Board of Education Member Ellen Flynn Giles to discuss pertaining to Oakland Mills schools

- **Mr. Edelson** introduced Ms. Giles: “The Oakland Mills Community Association welcomes Ms. Ellen Flynn Giles, the Howard County Board of Education Representative of the Oakland Mills Cluster to tonight's board meeting. OMCA is committed to working with members of the Board of Education to ensure we advocate for policies and considerations that we feel are beneficial to Oakland Mills schools and the overall school system. OMCA is a non-political non-profit and does not endorse any candidates to office. Tonight's discussion will cover policies and questions relevant to our schools, and we will not entertain questions about the upcoming Board of Education elections.”
- **Mr. Edelson** introduced Board of Education member, Ann DeLacy, who was also present.
- Ms. Giles gave information about the summer hot lunch program that will be available at Talbott Spring ES from June 27<sup>th</sup> through July 29<sup>th</sup> for children ages 2-18, 12:45pm – 2:15pm. This program will be provided by the Howard County School System and will require no application, no enrollment and will be at no cost. This program will also run at Laurel Woods ES, Phelps Luck ES and Long Reach HS. **Ms. White** asked if this hot lunch would be provided every day of the week. Ms. Giles replied yes, every day there is summer school. Ms. DeLacy applauded Stevens Forest ES for their work on this issue.
- Ms. Giles stated that the Transportation Policy (5200) was last reviewed in 2011. There is a 5-6 year cycle and Ms. Giles has not seen the recommendations for this coming year, but they should come at the next BOE meeting to look what is included for review. Within the next two years, Policy 5200 should be up for review. Due to the new ESSA (Every Student Succeeds Act), there are things that will be coming out of the State that may require new policies. BOE member can bring forth policies that they would like to be looked at.
- **Mr. Edelson** stated that last year when this issue was brought up it went all the way up to the Chief Operations Officer and the Transportation Committee had to look at it. It was decided that it was feasible, but the policy (Transportation Policy 5200) would have to be changed. Has anything changed there?
- Ms. DeLacy stated that it was looked at at the last policy meeting, but there was concern that it would set a precedent. Ms. DeLacy stated that sometimes in order to close the achievement gap; you don't have to do the same things in every place.
- Ms. Giles stated that there would have to be a change in the current policy before it could happen.
- **Mr. Edelson** explained the change in policy that is being requested due to the unique situation of Stevens Forest ES children getting to and from school. The current policy allows for a bus when a child has to walk 1 mile or more from their front door to the school's front door. The proposal was an amendment to the current policy that if a student is due to an action by the Board of Education of

HCPSS a student is going to a school that is farther than the one closest to their front door, then the student should be provided transportation regardless of the distance of the school to their front door. When the Chief Administration Officer looked at this it was found that Stevens Forest ES is currently the only school with this situation.

- **Mr. Avery** stated that all of the HCPSS buses are coming from outside the area, the County only owns two buses, and the County was not willing to make a change due to the fact that there were so many contracts in place.
- Ms. DeLacy encouraged parents from Oakland Mills to come before the Board of Education to talk about this issue.
- Resident Claudia Hollywood stated that it would seem easier to just redistrict the children in this situation back to the closer school alleviating this problem.
- Ms. DeLacy stated that HCPSS will not be redistricting until Howard County opens another school in 2017 or 2018.
- Ms. Giles stated that it will not likely focus on the Oakland Mills area.
- **Ms. Thomas** asked about the empty seats on the preschool bus. She suggested that the other siblings could be put on that bus.
- Ms. Giles stated that this is not current policy and if pre-k is expanded those seats will not be available.
- Resident Quiahna Holmes stated that she and **Mr. Avery** testified in front of the HC Board of Education before and would be willing to do it again.
- Ms. Giles discussed the poverty lines and how it affects the availability of programs and what is mandated by the State. If the poverty line is 300%, both TSES and SFES would both be able to have universal pre-k. This is dependent on the funding that is released by Howard County.
- An explanation of how different models could work in Oakland Mills, models that could possibly lead to the possibility of programs for 3 year olds in the Head Start programs, was described.
- **Mr. Edelson** asked about how the determination is made of whether a school is or is not at capacity.
- Ms. Giles responded the schools are overcrowded but the classrooms are not overcrowded. The ratio of staff to student is still where it is supposed to be. Thunder Hill does not currently have space to host a universal pre-k.
- Ms. DeLacy added that Oakland Mills will be the first community to have universal pre-k once the funding is approved.
- The increase at TSES and SFES will not be as great as it would be at THES.
- Ms. Giles stated that HCPSS asked for \$105 Million for capital projects. HCPSS got \$44 million from Howard County and \$28 million from the State for capital projects.
- Ms. Giles explained the change in the process for requesting money for capital projects from the State.
- Resident Rattley applauded HCPSS for the food program that is going to be offered.
- Resident Erin Smart asked who the food was being provided by.
- Ms. Giles responded that it was being provided by HCPSS, but there is the possibility for federal government reimbursement. The food program is supposed to be self-supporting and not pull money away from the classroom.
- Resident Lena Kennedy asked if universal pre-k will only be offered full day. Ms. Giles responded yes, as it was found that people were not taking advantage of the half day programs because they needed a full day program. It was found that the need was for a program that was 6-6 1/2 hour program.
- Resident John DiTomasso asked about redistricting. If the County Executive does not fully fund the budget, it is sent back to the BOE are given the task to see what programs will have to be cut. What will happen with universal pre-k?
- Ms. Giles stated it will depend on how much has to be cut. Ms. Giles stated that because she is unsure of the choices that will need to be made at this moment she cannot state for sure what will happen. The Howard County Council can vote to increase the funding that goes to the school if they can find a way to pay for it. This process will not be completed until May. There will be public hearings regarding this

issue.

- Resident DiTomasso expressed his concern regarding redistricting and the policy relating to redistricting and FARMS rates. Redistricting cannot wait.
- Ms. Giles stated that there is a review of the sending and receiving schools. Many factors are looked at and reviewed after redistricting occurs. She explained how redistricting is formulated.
- Ms. DeLacy stated that the policy committee put forth and has suggested that” in June the HC BOE discuss and vote to bring forth the redistricting policy for review so we can address it prior to” the actual redistricting in two years.
- Ms. Giles stated that the HCBOE does not have an official redistricting for the next two years so we can put it on the agenda for next year for review before that. The formal name for the policy is #6010 - SCHOOL ATTENDANCE AREAS.
- Resident. DiTomasso asked if both Ms. DeLacy and Ms. Giles were in favor of the review. They both stated yes.
- **Mr Verchinski** asked when the last time there was a top to bottom evaluation of every program. Ms. Giles stated that HCPSS has zero based budgeting. There is a fixed amount granted for each student that is required from the State. On the County level, we are guaranteed to get the same amount for each student that we did the year before regardless of increased number of students. This is required by law.
- **Mr. Woodcock** thanked the board members for attending. **Mr. Woodcock** asked about the possibility of considering consolidating physical plans of schools. Ms. Giles responded that it is against state law. By law elementary schools students in grades k-2 have to be able to egress from their classrooms. **Mr. Woodcock** stated that with the shifting of the population that it may be time to start thinking about what to do with these older schools. Ms. Giles stated that all development in the State of Maryland is deemed transportation development. There is a need to get much more creative in terms of what we look at when building schools.
- **Ms. Wisniewski** reiterated the need for the change in the transportation policy as children are walking long distances in clothing not suitable for the weather. Ms. Giles stated that it takes three months for the policy to go through. There is a possibility to set provisions depending on how it affects the individual area.
- **Ms. Thomas** asked Ms. Giles to commit to keeping us informed with regard to redistricting and would work with the OMCA Board to develop some angle regarding affordable housing laws. Are school board members taking any role in helping to change this?
- Ms. Siddiqui suggested that at the meeting scheduled with the County Council in September, this can possibly be added to the agenda.
- Ms. Giles distributed the Summer Food program flyers (ATTACHMENT “C” AND “D”).
- **Mr. McCormack** stated that at the combined village boards meeting, this is a big issue; the deconcentration of affordable housing. **Mr. McCormack** thanked the three attending Board members for all the work they do on the Board of Education.
- **Ms. White** asked if the money for the capital budget for Oakland Mills HS would not be available until 2026. Ms. Giles responded that no it is in the budget, but it will depend on what the County Executive gives HCPSS.

(**Mr. Edelson** stepped out of the meeting).

### Architectural Committee

- **Ms. Thomas** motioned to send a letter to the Columbia Association regarding 5338 Lightning View. **Mr. McCormack** seconded and the motion passed (6-0-0).
- **Mr. Verchinski** motioned to send a letter to the Columbia Association regarding 5349 Thunder Hill Road. **Mr. McCormack** seconded and the motion passed (6-0-0).
- **Ms. White** motioned to send a letter to the Columbia Association regarding 9410 Farewell Road. **Mr.**

**McCormack** seconded and the motion passed (6-0-0).

- **Mr. Woodcock** motioned to send a letter to the Columbia Association regarding 5901 Stevens Forest Road. **Mr. McCormack** seconded. **Ms. Thomas** asked if the OMCA Board and Bob Bellamy, Covenant Advisor, had received the email from the owner of 5901 Stevens Forest Road. Mr. Bellamy had not received the email. **Ms. Thomas** read the email. A discussion with regard to how to proceed ensued. A vote was taken and the motion passed (6-0-0).

(**Mr. Edelson** returned to the meeting).

### **Columbia Board of Directors Report**

- **Mr. Avery** announced that Deb Bach will be the new Covenant Administrator for the Columbia Association beginning May 2, 2016.
- The CA Board is continuing to discuss membership rates for the Columbia Association.
- The contract for CA President Milton Matthews is still in negotiations.
- **Ms. Thomas** asked how much of residents CA assessments is going toward subsidizing Haven on the Lake. **Mr. Avery** stated that this has not been determined.
- **Ms. Wisniewski** motioned that the OMCA Board supports the retention of Milton Matthews. **Ms. Thomas** seconded.
- A discussion ensued regarding whether this was an appropriate motion.
- **Mr. Verchinski** suggested amending the motion.
- **Ms. Wisniewski** withdrew her original motion. **Ms. Thomas** seconded.
- **Ms. Wisniewski** suggested the motion read based on our interactions with CA President, Milton Matthews, and his support of the feasibility study; we support his reelection as the President of the Columbia Association. **Mr. McCormack** seconded and the motion passed (7-0-0).
  
- **Ms. Thomas** stated that she is trying to get a meeting in May with the consultant who has been hired to do the feasibility study. She will let everyone know when that will take place.

### **Managers' Report**

- **Ms. Cederbaum** distributed her report (ATTACHMENT "E").
- **Ms. Cederbaum** stated that the letter to Howard County regarding the draft letter that **Ms. Wisniewski** had suggested be sent to HC Licensing and Permits and HC Department of Planning and Zoning has been sent to all Village managers to share with their village boards and their covenant advisors. She is waiting on all village boards to say yes. Valdis Lazdins stated he is okay handing it out. She also spoke with Bob Francis and is waiting for him to say yes.
- Congratulations to **Mr. Edelson** and the SFES PTA on their successful Silent Auction.
- **Ms. Thomas** asked about the status of CB12. **Mr. McCormack** stated that it has passed with the 5 amendments. None of the amendments did what the OMCA Board had requested.

### **Committee Reports**

#### **Arts Advisory**

- **Mr. Verchinski** asked **Ms. White** for the OMHS art teachers contact information. **Ms. White** reached out to Ms. Bram and asked if she would be willing to help out with the mural project. She stated that not this school year but in the fall.

#### **Marketing**

- There was no meeting on March 22<sup>nd</sup>.

## Housing

- Minutes to follow from last meeting.

## NEAC

- **Mr. Verchinski** stated that his last two meetings have been canceled due to Board business. He stated that the NEAC meetings are standing meetings. He also stated that he had spoken with the NEAC committee following the March 22<sup>nd</sup> Board meeting. He had looked at the FY17 proposed budget and there was not money set aside for a Property Standards Evaluation. **Mr. Verchinski** is resigning as the NEAC Co-Chair. **Mr. Verchinski** will not do anything with the NEAC committee and he will no longer do anything with the Housing Committee.

## Safety

- **Ms. Wisniewski, Mr Woodcock and Ms. Cederbaum** met with Officer Buchanan, Sgt. Thorsvik and Jennifer Hall to discuss community policing. **Mr. Woodcock** stated that a discussion regarding the frustration with the police department presence there. If the presence has to be in that location could it be cleaned up? The police representative stated that if there was another location in the village that would fit for the same price, they would be willing to take it. The Columbia Bank space was too big. The County is currently rethinking community policing. They were in favor of cleaning up the space. They were not so much in favor of having a continuous presence as all officers on HCPD are on call 24/7. They suggested linking the police department up with someone who is willing to help fix up the building.

## Board Bulletin Board

- **Ms. Cederbaum** announced the April 26<sup>th</sup> Volunteer of the Year Reception. It will take place at 6pm and a light fare will be served. Ms. Cederbaum mentioned the conflict between board meeting nights and committee meetings held with regard to Board closed session issues, architectural appeals and other issues that tend to come up in any given board year.
- **Mr. Edelson** thanked **Ms. Thomas and Ms. Cederbaum** for volunteering at the SFES PTA Auction. He thanked **Ms. Wisniewski** for attending.

## FY17 Budget Discussion (ATTACHMENT "F")

- **Ms. Thomas** asked about the amount of the donation line and how it compares to other villages. **Ms. Thomas** also asked about staff bonuses as a line item. **Ms. Cederbaum** clarified that staff bonuses are not a separate line item.
- **Mr. Verchinski** asked about the \$26K for contract labor that has been proposed. **Ms. Thomas** responded that this would be for a contractor to be working with the OMCA Board on the feasibility study, items that the feasibility study does not cover. **Mr. Verchinski** stated that he is concerned as the OMCA has not been briefed by Howard County and have no indication as to what may or may not be needed. **Ms. Thomas** stated that the \$26K in the FY17 budget will allow for the OMCA Board to have the money to get it right with the feasibility study.
- **Mr. Verchinski** asked about the \$10K **Ms. Thomas** is requesting from the current budget. **Ms. Thomas** explained what the proposed amount up to \$10K would be used for.

- **Ms. Thomas** motioned to hire a consultant that would perform tasks similar to and possibly including, but not limited to, the following tasks: Perform land use record research on the existing village center commercial properties to learn of any deed restrictions which may prohibit or limit certain future uses; Review Howard County Code and relevant regulations to identify roadblocks to changing residential zoning density in Oakland Mills; Ascertain the current residential zoning density allowed in Oakland Mills; Identify code/regulations that provide “competitive advantage” to attract residents and businesses to other areas of Howard County, which are not currently available to Oakland Mills; Inform village leadership as to strategies that can allow Oakland Mills to also avail themselves of the above-mentioned “competitive advantages”; Work with village leadership on a plan of action which the village may implement in order to advocate effectively for the changing of code/regulations which will allow for more private sector investment in Oakland Mills. **Mr. McCormack** seconded.
- **Mr. Verchinski** motioned to table the motion. No second to table was given.
- **Mr. Woodcock** asked where the \$10K would come from. **Ms. Thomas** stated that in meeting with **Ms. Cederbaum** and **Mr. McCormack** there was approximately \$34K left in the FY16 budget. **Ms. Cederbaum** clarified that currently there is a surplus of \$22K in the FY16 budget.
- **Ms. Wisniewski** asked to amend the motion to start with 5901 Stevens Forest Road.
- **Ms. Thomas** reread the motion: Pam Soroto will perform the following tasks starting with 5901 Stevens Forest Road: Perform land use record research on the existing village center commercial properties to learn of any deed restrictions which may prohibit or limit certain future uses; Review Howard County Code and relevant regulations to identify roadblocks to changing residential zoning density in Oakland Mills; Ascertain the current residential zoning density allowed in Oakland Mills; Identify code/regulations that provide “competitive advantage” to attract residents and businesses to other areas of Howard County, which are not currently available to Oakland Mills; Inform village leadership as to strategies that can allow Oakland Mills to also avail themselves of the above-mentioned “competitive advantages”; Work with village leadership on a plan of action which the village may implement in order to advocate effectively for the changing of code/regulations which will allow for more private sector investment in Oakland Mills. A vote was taken and the motion passed (4-2-1). **Mr. Verchinski** and **Ms. White** opposed the motion and **Mr. Woodcock** abstained.

The OMCA Board meeting was adjourned at 9:49 pm.

Respectfully submitted: Brigitta Warren, Event and Administrative Coordinator

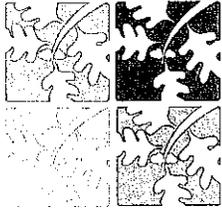
### **Action Items from April 12, 2016 OMCA Board Meeting**

#### **FOR BOARD MEMBERS:**

Ms. Thomas: Forward the letter from Kirit Parmar (5901 Stevens Forest) to Mr. Bellamy

#### **FOR STAFF:**

No Follow-Up action.



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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, April 12, 2016  
Oakland Mills Board of Directors Meeting  
7:00 p.m.  
The Other Barn**

- 7:00 p.m. Opening of meeting**  
**Approval of Agenda for tonight's meeting**  
**Approval of Minutes from March 22, 2016 meeting**
- 7:05 p.m. Resident Remarks**
- 7:10 p.m. New Business**
- HCPSS Board of Education Member Ellen Flynn Giles to discuss issues pertaining to Oakland Mills schools. Ms. Flynn Giles is the HCPSS BOE liaison to the Oakland Mills "Cluster" Schools.**  
**Topics to Include:**  
Universal Pre-K,  
OMCA's transportation policy proposal  
OMCA's redistricting policy proposal  
Talbot Springs ES summer hot lunch program
- Discussion of Oakland Mills FY17 Budget**
- 8:15 p.m. Board Co-Chair Remarks, Virginia Thomas and Bill McCormack**
- 8:20 p.m. Columbia Board of Directors Report, Reginald Avery**
- 8:30 p.m. Manager's Report, Sandy Cederbaum**  
**Volunteer of the Year Reception Update**
- 8:40 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**
- 8:50 p.m. Board Bulletin Board**

**9:00 p.m. Adjourn**

**Upcoming Events: for details on all events visit: [oaklandmills.org](http://oaklandmills.org)**

**April 12, Education Committee meeting cancelled**

**April 23, Columbia Cleans event**

**~~April 26, 6:00 – 7:00 p.m. OM Marketing Committee cancelled~~**

**~~April 26, 6:00 – 7:00 p.m. OM Neighborhood Enhancement Advisory Committee cancelled~~**

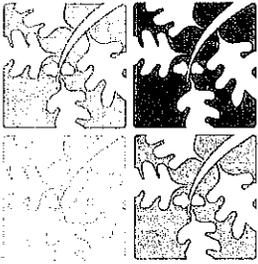
**April 26, 6:00 – 7:00 p.m. OM Volunteer of the Year Event**

**April 26, 7:00 p.m. – OMCA Board of Directors**

**April 30, 8:30 a.m. – 5:30 p.m. Election Day voting**

**April 30, 9:00 a.m. – 1:00 p.m. Annual Plant Sale**

**DRAFT**



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 Marcia White ~ Bill Woodcock  
 Reginald Avery, Columbia Council Representative

**March 22, 2016**

## OMCA Regular BoD Meeting

**Mr. McCormack** called the regular meeting of the OMCA Board of Directors to order at 7:06 pm.

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

**Also Present:** See Resident List

**Mr. McCormack** announced **Ms. Thomas** motioned to go into closed session. **Ms. Wisniewski** seconded and the motion passed. The closed meeting was held from 6:00pm to 7:02pm to “discuss matters pertaining to employees and personnel” and for “consultation with staff personnel, consultants, attorneys, or other persons in connection with pending or potential litigation.”

**Mr. McCormack** announced that an electronic vote was taken regarding permission for **Mr. McCormack** to give testimony at the County Budget Hearing on March 14, 2016 regarding the Comprehensive County-Wide Housing Plan (ATTACHMENT “C”).

## Opening of Meeting

- **Mr. Wisniewski** motioned that the agenda for March 22 2016 (ATTACHMENT “A”) be approved. **Mr. Edelson** seconded and the motion passed (6-0-0). (**Ms. Thomas** stepped out of the meeting). **Mr. Edelson** motioned to accept the March 8, 2016 OMCA Board meeting minutes (ATTACHMENT “B”). **Ms. Wisniewski** seconded and the motion passed (6-0-0).

(**Ms. Thomas** returned to the meeting).

## Resident Remarks

- Resident Tom Stanton was present to share his opinion regarding the property standards evaluations draft survey that was distributed: asked when going through the properties and citing repairs needed, if many residents need the same thing, possibly having contractors names that are able to provide a group discount and that if there is a request for firewood, trashcans, etc. to be moved, please provide an alternative location for these items.
- Resident Jon DiTimasso and Resident Carol Brain were present to give an update regarding the roundabout at Farewell Road and Stevens Forest Road and the bus stop on Stevens Forest Road. The bus stop location is determined by the State. Special Assistant Kim Pruim is working on having the bus

stop moved. Buck Boehner is working on the design of roundabout. Affirmation by signature is needed by the 4 residents who will be directly affected by the roundabout. **Ms. Thomas** asked **Ms. Cederbaum** to double check whether the four signatures are necessary.

- Resident Janice Rattley was present to express her complaint regarding trash cans and recycle bins in neighborhood not being stored in the right location on residents' property. Bob Bellamy, Covenant Advisor, stated he has sent letters to the residents as she requested. **Ms. Wisniewski** clarified process.
- Resident Liz Crammond, General Manager of the Howard County Food Bank, was present to discuss the possibility of a local food bank in Oakland Mills.

## New Business

### Neighborhood Enhancement Advisory Committee

(**Mr. Avery** arrived).

- **Mr. Verchinski** thanked **Ms. Cederbaum** for providing all of the information in preparation for tonight's meeting. He provided information regarding the NEAC recommendations that have been successful since the committees' initiation. **Mr. Verchinski** stated that there had been no comments offered by the OMCA Board regarding this recommendation so he is with the understanding that the OMCA Board accepts this recommendation.
- **Mr. Verchinski** motioned that this recommendation (ATTACHMENT "D") be adopted by the Oakland Mills Board. **Mr. Woodcock** seconded. *for Property Standards Evaluation*
- Discussion ensued regarding the recommendation.
- **Mr. Edelson** made a point of order that he made no response regarding the recommendation as **Mr. Verchinski** previously asked for all comments to be withheld until tonight's meeting.
- **Ms. White** stated she is in support of the Property Standards Inspection as in recent weeks going door to door to campaign she has seen some real serious violations. **Ms. White** was concerned if the two brand new staff members are ready to handle all that will be brought their way.
- **Mr. Verchinski** responded that it will take some time to put everything in place. There is also a recommendation that everything be digitized, Microsoft Access form or possibly even an app.
- **Ms. Wisniewski** stated her concerns: 1) CA legal - credibility as an HOA is the understanding that if you go through the process all the way and you continue to defy the CA, you will be brought to the courts; the reason for CA legal high success rate is that judges look favorably on a complaint based process; 2) have not really publicized the new current process yet; need time to test this process out; and 3) concerned about the morale of the village; OM is an older village that is economically challenged; trying to clean up worst problems. She is not in favor of the property standards evaluation for at least six months.
- **Mr. Edelson** generally agreed with both **Ms. White** and **Ms. Wisniewski**. He stated if OM has a well publicized complaint system and it can be done anonymously, then he does not know how it will come across if we do an entire village property inspection. He stated that the 180 degree inspection needs to be defined better; how it is being looked at and what is being looked at. Treat all residents equally; different access to different properties based on where and how they are located.
- **Mr. Woodcock** stated that most residents do not even know what the Village Board does. He stated something needs to be done. The property standards evaluation is an extension of the complaint driven process; need an inventory and assessment as to where the village is at. We need to go through this process as a village to triage what we have. **Mr. Woodcock** suggested providing resources for homeowners to utilize; residents want some help. There are a lot of unknowns but are worth stepping into this process.
- **Mr. Avery** gave examples of situations that might not be best as violations; process has to be equitable and unbiased.
- **Ms. Thomas** stated she understands the frustration of the people who have been working on this issue;

1) Data system was created; currently testing it out; need more time; 2) changed OM's system and now have two covenant advisors; 3) need a directory of resources, discounts available; and 4) timeline has improved. Need to give the process time to work; a property standards evaluation is premature; still has some unanswered questions: funding, HOA's and exactly how they work with the OM covenants; apartments; what exactly is being covered, resources provided.

- **Mr. Verchinski** stated that a complaint driven process is not a viable way of doing business. Think about the upcoming Columbia's 50<sup>th</sup> birthday celebration; what are they going to say about Oakland Mills. He stated that the goal is to get a developer into OM, we need to improve the look of the village.
- Resident Claudia Hollywood stated that there was a lot of ignorance in the village as to what you can or cannot do. The OM Housing Committee has researched resources that are available to residents. Ms. Hollywood proposed to do sections of the village at a time.
- Resident Jon DiTimasso asked if trash cans and recycle bins not in the proper location, does no response mean they did not fix it, does this trigger a 360 degree inspection as he voted against that originally. Eventually the trash can complaint could equal a CA court case?
- Resident Jervis Dorton stated that the residents need to be reminded that there are covenants and that residents are expected to live by them. He stated to not get bogged down by details. The 50<sup>th</sup> anniversary of Columbia is upcoming and it would be wonderful to get the property inspections done before then.
- Resident Liz Crammond thanked the committee for taking the time to look at this process. She suggested perhaps phasing in areas; how is it going to be phased in; what areas will be targeted first. She agreed with the idea of a resource guide.
- Resident Janice Rattley is in support of the property standards evaluation. She asked for more specifics about the process. What will be the process of people who have violations, but do not have the money to fix it? She asked when residents are told to fix things and cannot afford to, possibly provide avenues to help them.
- **Mr. Bellamy** gave insight to the process that is followed. **Mr. Bellamy**, Covenant Advisor, stated that there is a new structure and a new process which is fair, but it takes some time. Residents are not necessarily aware of the new process. Communication is critical. As the covenant advisor, he would be against the property standards evaluation at this time.
- Resident Judy Gottsagan stated that the residents need to be educated on resources and educated on inspections. Residents should be advised of the inspections so they know they will be happening.
- **Mr. McCormack** suggested stating a set time for the complaint driven current process to work, 6-9 months. At the end of that time see where OM is at and where OM needs to go from there. He suggested appointing a committee of people to listen to the tape of this meeting and work out all of the details to make the property standards evaluation work properly.
- **Mr. Edelson** stated that there are many questions about the process still unanswered. What does the process get OM and does it get us resolution?
- **Mr. Edelson** motioned to table the motion. **Ms. Wisniewski** seconded and the motion to table failed (3-4-0).
- **Mr. Woodcock** asked for a point order. He stated that now Board members are on the second round of discussion when everyone has already spoken once and when you are putting a motion on the floor you have to dispense of the motion on the floor first.
- **Ms. Warren** clarified that a motion to table that has been seconded takes precedence.
- **Mr. McCormack** motioned to amend the original motion to include a 6 month waiting period, formation of a subcommittee to work out all the details on how the survey would work and at the end of the 6 months get a committee report and then we vote on the survey. **Mr. Avery** seconded. A vote was taken (5-2-0). **Mr. Verchinski and Mr. Woodcock** voted against the amendment.
- **Mr. McCormack** reread the original motion with the amendment and motioned to accept the

recommendations of the NEAC for the survey with a six month wait period before we vote on the actual survey and during that time, form a subcommittee to work out all the details as to exactly how the survey would work. A vote was taken (3-1-0); 3 members did not vote.

- Clarification was needed. A request to restate the motion and revote was made.
- **Mr. McCormack** amended the original motion 1)to create a subcommittee to deal with the details covered tonight (3/22/16) and 2)we have a 6 month wait period before we vote on whether to do the survey or not. **Ms. Thomas** seconded and the motion passed (4-3-0). (**Mr. Verchinski, Ms. White and Mr. Woodcock** voted against the amendment).
- A vote was taken on the amended original motion (4-3-0). (**Mr. Verchinski, Ms. White and Mr. Woodcock** voted against the amended original motion).

#### Volunteer of the Year

- **Ms. Thomas** asked the OMCA Board to consider resident Jon DiTimasso as Volunteer of the Year for all the work he has done on the Education committee as the co-chair and throughout the Oakland Mills community. The OMCA Board were all in agreement.

#### Draft Oakland Mills FY17 Budget

- **Ms. Cederbaum** distributed the Draft Oakland Mills FY17 Budget (ATTACHMENT "E").
- **Mr. Edelson** asked about the reductions in the budget for advertising, printing and special events. **Ms. Cederbaum** responded stating operational changes have been made in these areas that allow for the FY17 proposed reductions. She also stated that some monetary additions to the budget were made that were not in the FY16 budget and therefore it was necessary to reduce other line items to accommodate.
- **Mr. Avery** asked about the decrease in janitorial wages. **Ms. Cederbaum** explained the proposed decrease and what is included in janitorial wages
- **Mr. Avery** also asked about the "contract labor" line item. **Ms. Cederbaum** responded that **Ms. Thomas and Mr. McCormack** had requested a placeholder of \$26,000 to look into possibly hiring a contractor to look at land use and density and zoning issues.
- **Ms. Thomas** stated that originally the OMCA Board had applied to CA for \$10K for tasks that were needed by the OMCA Board regarding covenants, land use development, zoning potential, and overseeing what comes up with the consultants and issues that come up regarding that. **Ms. Thomas** suggested hiring a professional contractor, not another employee, for a limited amount of time. She asked to possibly have some money dedicated to this in the current budget and then additional funding in the new budget to assist with issues that may come up with the housing committee, the education committee, and other OMCA committees. She suggested this hired contractor have experience on a federal, state and county level and be able to look into issues relating to Bridge Columbia and issues that **Mr. Verchinski** often needs assistance with. **Ms. Thomas** suggested up to \$10K that is surplus in the FY16 budget be used to hire a contractor immediately. She stated that a limit of \$10K would be set, but probably not more than \$2K or \$3K would actually be needed. This would make up for the \$10K that the OMCA Board did not get from CA.
- The OMCA Board accepted the Draft FY17 Budget and agreed to have it posted for the Oakland Mills residents to view.

#### Board Co-Chair Remarks

- **Ms. Thomas** announced that summer hot meals will be provided per HCPSS at Talbott Springs

ES for ages 2-18. More information will be forthcoming and **Ms. Thomas** will pass it along.

## **Board Bulletin Board**

- **Mr. Woodcock** stated that the staff performance subcommittee met. Performance standards for each staff member will be created by June 30, 2016.
- **Mr. Woodcock** asked about the status of the Oakland Mills Farmers Market. **Ms. Cederbaum** gave an update regarding what the current situation is. **Ms. Cederbaum** received an email from the Property Manager for Cedar Property Management, Tim McNally, which she will forward to the Howard County Economic Development office to follow up with.
- **Mr. McCormack** asked for the legal guidance information provided by Pam Siroto, Esquire, be distributed to all OMCA Board members. He also stated that any comments regarding the details of the NEAC survey should be emailed to **Ms. Cederbaum**.
- **Mr. Edelson** announced the SFES PTA Auction that will be held on April 8<sup>th</sup> at 6pm. Dinner is \$5. Please go to the SFES PTA website for details. The Oakland Mills Community Food drive has plenty of volunteers, but is very much in need of food donations. The combined SFES PTA and OMCA Bingo was a huge success with over 160 people in attendance.
- **Mr. Avery** announced that a Forum for the Board of Education candidates will take place on April 4<sup>th</sup> at 7:30pm at the Homewood School. Bridgeway Community Church will be hosting their annual Leadership Conference.
- **Ms. White** stated that the armed robbers that had been discussed at a previous OMCA Board meeting have been arrested.
- **Ms. Cederbaum** announced the Meet the Candidates night on April 5<sup>th</sup> at The Other Barn beginning at 7pm. The Property Pride document that had been created and shared with the OMCA Board at the last meeting would serve as a great educational piece. She requested that any homeowner resources that the Housing Committee has found, please share with the OMCA staff.

The OMCA Board meeting was adjourned at 9:20 pm.

Respectfully submitted: Brigitta Warren, Event and Administrative Coordinator

## **Action Items from March 22, 2016 OMCA Board Meeting**

### **FOR BOARD MEMBERS:**

### **FOR STAFF:**

**FY17 Budget Draft:** **Ms. Cederbaum:** Post on the Oakland Mills website.

**Covenant Related:** **Ms. Cederbaum and Ms. Warren:** Pull together and create a resource list for homeowners to utilize regarding home repairs.

**Traffic/Roadway:** **Ms. Cederbaum** to ask Special Assistant Kim Pruiam regarding the statement that 4 neighbors have to approve the roundabout and signatures must be obtained. (Roundabout at Stevens

Forest/Farewell). Ms. Cederbaum to draft a letter to Krish Jagarupa, Buck Boehner with a cc to County Councilman Calvin Ball regarding the funding availability for the roundabout.

**Board Related: Send legal comments from Attorney Pam Sorota to all Board Members**

## NEAC Discussion

List of Contractors

List of contractors who will provide group discounts

List of Resources

Ability to answer the questions: Where did the last PSE get Oakland Mills and what will another PSE do for Oakland Mills?

Need to determine if properties will get a 180 or 360 inspection and regardless of where a property is located, it needs to get the same type of review, no less or no more than any other house.

Will HOAs, Townhomes, Condos and Apartments conduct their own PSE or will Oakland Mills cover all inspections.

Review how new covenant process and complaint reporting has gone for six months before deciding whether or not to conduct PSE.

Make sure that the PSE is fair and equitable, not arbitrary and capricious so that cases can hold up in a Court of Law. Make sure PSE is equitable and unbiased.

Residents need to be educated on covenants, guidelines, AC process, Complaint driven system and need to comply with covenants.

Need to have Oakland Mills look good for Columbia's 50<sup>th</sup>.

Better analysis of costs involved, what is the scope of work of PS Evaluator, what work will be left for covenant advisors

Where will money for PSE come from?

Who will create the digitized reporting system - cost



## SUMMER MEALS for KIDS & TEENS

Being Served in your Community

**OPEN to ALL children, 18 and younger.**

***NO Application, NO Enrollment, NO Cost!***

**Open Site:**



### Talbott Springs Elementary School

9550 Basket Ring Rd, Columbia, MD 21045

**June 27 – July 29, 2016**

**(12:45 pm – 2:15 pm)**



*During the school year a large number of children in the United States receive meals through their school lunch programs. However, when the school year ends food insecurity becomes prevalent amongst school aged children. The Summer Food Service Program helps alleviate the nutritional gap and makes meals accessible to all children less than 18 years of age. The Summer Food Service Program (SFSP) is a federally-funded, state-administered program that reimburses providers who serve healthy meals to children and teens in area eligible areas at no charge primarily during the summer months when school is not in session.*

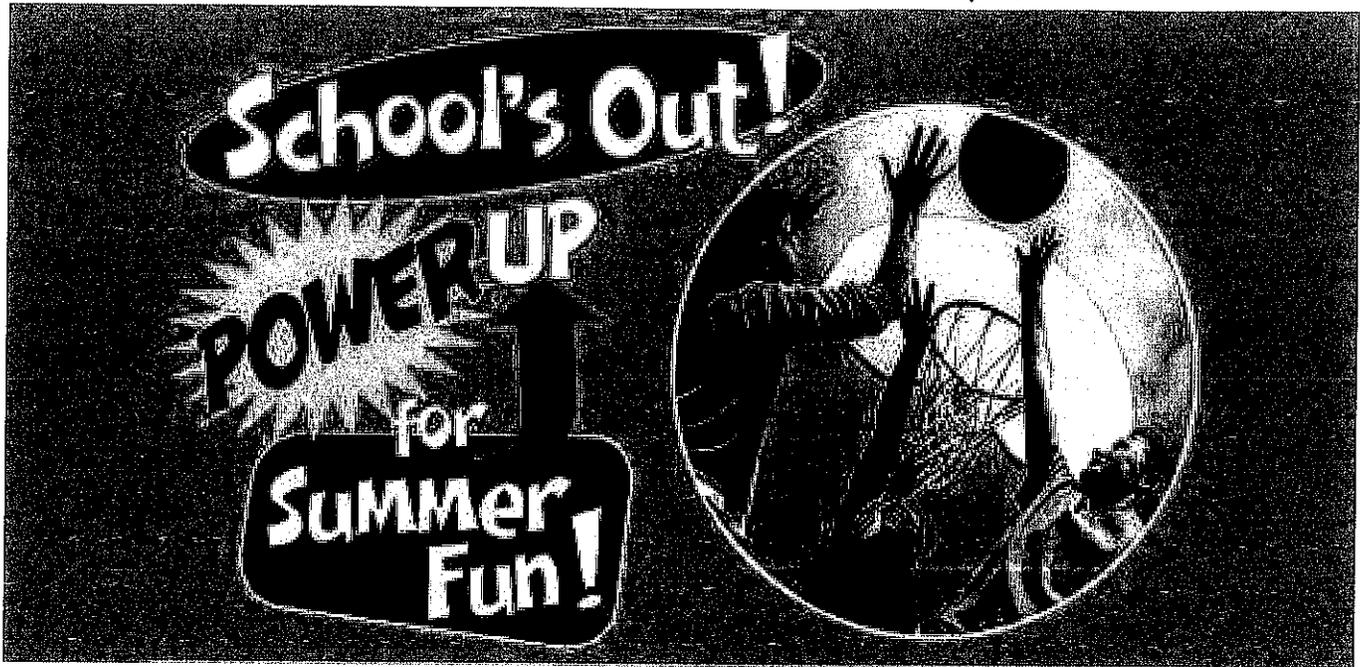
For more information please contact HCPSS Food and Nutrition Service at [www.hcpss.org/food-services](http://www.hcpss.org/food-services) or at 410-313-6743.

The U.S Department of Agriculture prohibits discrimination against its customers, employees, and applicants for employment on the bases of race, color, national origin, age, disability, sex, gender identity, religion, reprisal, and where applicable, political beliefs, marital status, familial or parental status, sexual orientation, or all or part of an individual's income is derived from any public assistance program, or protected genetic information in employment or in any program or activity conducted or funded by the Department. (Not all prohibited bases will apply to all programs and/or employment activities.)

If you wish to file a Civil Rights program complaint of discrimination, complete the USDA Program Discrimination Complaint Form, found online at [http://www.ascr.usda.gov/complaint\\_filing\\_cust.html](http://www.ascr.usda.gov/complaint_filing_cust.html), or at any USDA office, or call (866) 632-9992 to request the form. You may also write a letter containing all of the information requested in the form. Send your completed complaint form or letter to us by mail at U.S. Department of Agriculture, Director, Office of Adjudication, 1400 Independence Avenue, S.W., Washington, D.C. 20250-9410, by fax (202) 690-7442 or email at [program.intake@usda.gov](mailto:program.intake@usda.gov).

Individuals who are deaf, hard of hearing or have speech disabilities may contact USDA through the Federal Relay Service at (800) 877-8339; or (800) 845-6136 (Spanish).

USDA is an equal opportunity provider and employer.



*It's Summer, Kids Eat Free!  
Es Verano, Niños Comen Gratis!*

## **HELP**

**Spread the word about HCPSS free summer meals for  
Howard County youth at three (3) other locations in the  
County.**

### **Laurel Woods Elementary School**

9250 N Laurel Rd, Laurel, MD 20723

June 27 – July 29, 2016

(12:30 pm – 2:00 pm)

### **Phelps Luck Elementary School**

5370 Old Stone Ct, Columbia, MD 21045

June 27 – July 29, 2016

(12:30 pm – 2:00 pm)

### **Long Reach High School**

6101 Old Dobbin Ln, Columbia, MD 21045

June 27 – July 29, 2016

(12:30 pm – 2:00 pm)

**Be a part of making a difference.**

**Correspondence**

**3/14/16** 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. Followed up by sending Bill McCormack links proposed amendments

**4/7/16** – letters sent to County Council and County Exec regarding HC FY17 budget and funding for BC Email follow up w/Kris Jagarupa regarding request to look into roundabout at Farewell/SF – response back from Buck Bohmer stating next step would be design concept and community meeting.

**Board Action Item Follow-Up**

- Spoke with Officer Buchanan and requested additional years of stats pertaining to crimes and any other analysis he can find. (Officer Buchanan informed Mr. Woodcock that 3 years of stats would be forthcoming)
- Met with Sgt. Thorsvik, Lt. Hall regarding Satellite Station
- 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. Food Lion on list of 83 stores that could potentially close when merger occurs.
- Prepared Final Proposed OMCA FY 17 Budget
- Prepared Executive Summary on Rental Properties – MDE Lead Laws
- Sent Legal Opinions (2015) from Pam Sorota to board members
- provided information on local roadways to Board which included opening dates for 29/175 East Ramp, completion of the sound walls between Brokenland and 175 and completion of 175 E Entrance into Blandair.

**Meetings Village Manager Attended:**

Howard County Food Bank: Met w/General Manager, outcome was further discussions with Mr. Diaz, Principal, SFES and next week with OMIC Board to discuss Pop Up Food Pantry in Oakland Mills with distribution in May.

Attended and Human Resources Workshop at Assoc. for Community Services

Met individually with Judy Gottsagen and Lynn Engleke

Met with Lt. Reidy, Sgt. Thorsvik, Officer Buchanan, Bill Woodcock and Kay Wisniewski to discuss the OM Satellite Station

Volunteered at the SFES Auction

Organized (but unable to attend) the OM Election Meet The Candidates Event

Open Space Appreciation Lunch – hosted by OMCA on 4/14/16

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**Satellite Police Office:** Had a positive discussion with Lt. Reidy, Sgt. Thorsvik and Officer Buchanan.

HCPD is currently assessing community outreach function community policing offices. Functions police sees is different from what community sees. Offices are not and will not be staffed full time or at any regular hours. They are used frequently by patrol officers doing their reports. There are no additional funds allocated for moving to a space with increased rent or even temporarily. Open to move but costs is a big factor and would look for a 3 year time commitment.

We (Bill, Kay, Sandy) discussed the current exterior condition of the station – rotted wood, uninviting, looks abandoned at times. If the police remain in the building we offered community volunteers to paint the building, plant flowers/arrange for watering, suggested leaving exterior lights on, possible hanging flag outside.

We also suggested monthly/or quarterly interactive meetings w/police and community at the station on topics of interest. We'd co-sponsor provide refreshments and police would give an hour of time to meet w/residents and discuss topics of interest. They could not commit to this but it is worth pursuing.

Once again informed us that Luke is available by email and phone.

**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.

**Thunder Hill** – Termites at THNC. Arranged with Orkin to have termite remediation at the center on April 15, CA will cover the initial treatment, OMCA covers yearly inspections as we currently do for The Other Barn, SFES and TSES.

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**Election Monitor Committee:** Held a Meet the Candidates Night

Worked with Brigitta Warren to get the newsletter/ballot to the printer and mailed.

Plants have been ordered for 4/30 event.

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**Bridge Columbia** – attended a Bridge Columbia committee meeting, summarized and distributed notes on the bridge and activities to the OM Board. Drafted testimony in support of funding for bridge in FY17 budget. internet which is necessary to run the system.



	EXPENSES				
9	Staff Salaries		300000	299,000	282,000
10	Janitorial Wages		3700	5,600	3,600
11	Contract Labor		26000	40	90
12	Payroll Benefits		50300	63,000	49,560
13	Payroll Taxes		22000	26,000	21,800
14	Janitorial Expense		42000	45,300	40,450
	A. Cleaning Service		23490	22,070	22,850
	B. Setup & Breakdown		14250	18,050	13,300
	C. Floors, Carpets and Windows		0	350	0
	D. Supplies		4260	4,830	4,300
15	Fees		16400	10,700	14,090
	A. Accounting		0	0	0
	B. Legal		2300	3,000	4,120
	C. Performance		0	0	0
	D. Audit		3000	0	2500
	E. Web		2600	2,000	1,320
	F. Other		8500	5,700	6,150
16	Operating Expenses		6000	9,140	7,260
	A. Office Supplies		0	0	0
	B. Program Supplies		2500	5,000	3,000
	C. Cost of Goods Sold		240	240	250
	D. Postage		2600	3,400	3,400
	E. Staff Development		500	500	400
	F. Catering/Food Service		0	0	0
	G. Other		160	0	210
17	Business Expenses		2150	3,150	2,500
	A. Mileage		750	950	900
	B. Food (Business Meals)		1400	1,600	1,600
	C. Other		0	600	0
18	Insurance		12040	9,000	12,000
19	Advertising		5200	7,900	4,200
20	Newsletter		18000	19,300	19,500
21	Other Printing		8500	8,000	10,000
22	Donations/Contributions		4000	4,000	4,500
23	Special Events		18000	20,000	20,000
24	Taxes		380	380	380
25	Utilities		35060	39,820	35,060
	A. Gas & Electric		27560	32,770	27,560
	B. Water & Sewer		2400	1,850	2,400
	C. Telephone		5100	5,200	5,100
26	Repairs & Maintenance		16250	15,800	16,250
	A. Building		12300	13,000	12,250
	B. Equipment		3950	2,800	4,000
	C. Rental		0	0	0
	D. Vandalism		0	0	0

	E. Other		0	0	0
27	Furniture & Fixtures		2000	2,500	2,500
28	Total Expenses Before Depreciation		587980	588,630	545,740
29	Depreciation		3000	2,360	3,100
30	Total Expenses		590980	590,990	548,840
	Increase/(Decrease) in Unrestricted Net Assets		-3481	-2,360	22,016

Post Date:03/25/2016 10:58 AM

CA passes budget for Fiscal Years 2017-2018

New projects include tennis facility, Columbia Swim Center upgrades

By Tripp Laino

Columbia Association's Board of Directors voted earlier this year to approve operating and capital budgets for fiscal years 2017 and 2018, setting a path for some major improvements to CA amenities — including a brand new indoor tennis facility in Long Reach and a revamped Columbia Swim Center with new Splashdown flumes.

Tennis is one of CA's most popular programs, with 33 courts in several locations. Nine of those tennis courts are indoors; five of the indoor courts are at the Owen Brown Tennis Club and Bubble and four are at Columbia Athletic Club. The bubble, which opened in the late '90s, is reaching the end of its useful life.

CA will be able to build a larger, better indoor tennis facility in Long Reach, across the street from Long Reach High School's ball fields, off Old Dobbin Lane. The new air-conditioned tennis facility, expected to cost \$9 million, will sport six new indoor courts, two viewing lounges, locker rooms with shower facilities, some office space and possibly a meeting room.

"This is an exciting project for Columbia and welcomed by the village of Long Reach," said Albert Edwards, CA's director of construction. "The design and entitlement process is currently ongoing with a construction start projected for early 2017 and opening in February 2018, if county approvals stay on target."

Owen Brown's indoor courts would then be turned into outdoor courts, keeping the club with 12 courts overall.

Another exciting project is updating Columbia Swim Center, which opened in 1967, the same year as Columbia's founding. The project has three parts: The first phase will bring back SplashDown's water slides, with new flumes and a stair tower being constructed and a new piping system installed. The second phase will bring upgrades to the locker and changing rooms, improve the lobby and go toward making the facility compliant with the Americans with Disabilities Act. The third phase will replace the wading pool. About \$5 million has presently been budgeted, but the full scope of work for the project is in the process of being determined.

CA will continue to offer the fun Wibit inflatable water play features at Hawthorn Pool once SplashDown reopens.

Columbia Swim Center is home to 11 of CA's 23 indoor swim lanes; by working on this project in phases and limiting work to the summer months, these lanes will be available for the most in-demand times. CA hopes to finish the last phase in 2018.

Other projects in the upcoming fiscal years include facility improvements and construction at Columbia Ice Rink (\$2.2 million) and ADA-compliant wading pools and repairs at River Hill (\$370,000) and Hawthorn (\$425,000) pools. For more information and the complete budget, visit [ColumbiaAssociation.org/Budget](http://ColumbiaAssociation.org/Budget).

*Budget includes annual charge cap increase*

The budget for fiscal year 2017 increased the annual charge cap from 2.5 percent to 3.5 percent to help pay for planned capital improvements to the amenities and facilities enjoyed by Columbia's residents and guests. The annual charge rate of 68 cents per \$100 of assessed value is staying the same. CA believes that the average residential annual charge will increase by approximately \$6.67 as a result of the cap increase.

For more information on the cap increase, go to [ColumbiaAssociation.org/budget](http://ColumbiaAssociation.org/budget) and click on "FAQ on Increase to Annual Charge Cap."