



**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:** Jonathan Edelson, Chair ~ Kay Wisniewski, Vice-chair

Lynn-Steven Engelke, Architectural Committee Chair

Chris Esoldo ~ Judy Gottsagen ~ Bill McCormack Jr. ~ Paul Verchinski  
Virginia (Ginny) Thomas, Columbia Council Representative

**November 14, 2017**

### OMCA Regular Board Meeting

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

**Present:** Jonathan Edelson, Board Chair; Kay Wisniewski, Vice-chair; Lynn Engelke, AC Chair; Ginny Thomas, Columbia Council Rep (arrived at 7:03 p.m.); Chris Esoldo (by phone); Judy Gottsagen (arrived at 7:03 p.m.); Bill McCormack Jr.; Paul Verchinski (arrived at 7:05 p.m.); Sandy Cederbaum, Village Manager; Amy Carpenter, Administrative Assistant.

**Also present:** John McCoy, Manager of CA Watershed Management; Alex Hekimian, Holly Court HOA Board Treasurer; John Laio

### Opening of Meeting

- **Ms. Wisniewski** motioned to accept the October 24, 2017 OMCA Board meeting minutes (ATTACHMENT "A"). **Ms. Engelke** seconded, and the motion passed (5-0-0).
- **Ms. Engelke** motioned to accept the November 14, 2017 agenda (ATTACHMENT "B"). **Ms. Wisniewski** seconded, and the motion passed (5-0-0).

### Old Business

#### *CA/Community Ecology Institute Interfaith Forest Planting*

- John McCoy, manager of CA Watershed Management, presented a revised map of the CA/Community Ecology Institute Community Forest plot (ATTACHMENT "C").
- **Ms. Wisniewski** said she posted on the OM Board Facebook discussion page, asking for resident input on the interfaith forest project. Sixteen residents commented, all of them favorably. **Mr. Edelson** mentioned one question a resident had on how brush will be removed from the site. Mr. McCoy said most of it would be pulled by hand with very little chemicals used. **Ms. Cederbaum** said a resident asked about the buffer fence. Mr. McCoy answered that it would be a mesh fence which would surround the perimeter of the interfaith forest plot rather than the entire area. The fence will blend in with the woods and is intended to keep deer out.
- **Ms. Gottsagen** commented that the project would be a wonderful, positive environmental and educational event for Oakland Mills.
- **Ms. Cederbaum** asked Mr. McCoy how he would be working with the OMCA office. Mr. McCoy answered that CA Watershed would steer the project and communicate with the office about outreach.
- **Mr. Edelson** said there are two questions for the Board:
  - 1- Does the Board support the project at this location?
  - 2- Is the Board was interested in having the OMCA name and logo on the project's promotional materials?
- **Ms. Wisniewski** moved that Oakland Mills be one of the official sponsors of the Ecology Institute Interfaith Forest Project. **Ms. Engelke** seconded, and the motion passed (7-0-0).

### *HOA Driveway/Parking Space Ownership Discussion*

- **Mr. McCormack** referred to his printed HOA Driveway Issues Update (ATTACHMENT “D”) and Homeowner and Condominium Association Infrastructure Restoration Fund proposal (ATTACHMENT “E”). As requested by the Board at the October 24<sup>th</sup> OM Board meeting, he presented alternative solutions should the County be unable to take ownership of HOA private driveways. He proposed that the Board send a letter to the County Executive and the County Council explaining the issue and expressing the OM Board’s desire resolve the problem. He suggested the Board not endorse any solution at this time, but that it should seek feedback on the proposed alternative solutions.
- **Mr. Edelson** asked what the scope of the issue was. **Mr. McCormack** said the proposed alternative solutions address HOA driveways and snow removal but do not include parking pads.
- **Ms. Engelke** suggested using the word “disparity” instead of “inequity.”
- **Mr. Esoldo** recommended finding out if other village HOAs are having similar issues and including them in pursuit of a solution. He also recommended asking CA to join in on the issue as well. **Mr. Edelson** asked that **Ms. Cederbaum** reach out to the other village managers to find out the scope of the issue.
- Alex Hekimian, Holly Court HOA Board Treasurer, emphasized that Holly Court would like to open a dialogue with the County, not pre-judge.
- In regards to alternative solution #5, **Ms. Wisniewski** pointed out that Renew Howard only applies to homes that are owner-occupied. She asked Mr. Hekimian what percentage of the Holly Court homes are owner-occupied. Mr. Hekimian said about 15% of the homes are rented.
- **Ms. Wisniewski** said that objections may be raised against “subsidizing” HOA driveways. Mr. Edelson suggested that the term “subsidized” not be used when discussing the disparity since the County actually owns certain driveways.
- **Ms. Engelke** suggested that the Board meet with the Howard County Department of Planning and Zoning so Board members could understand the issue more fully. She also recommended that the letter the Board sends to the County not include alternate solutions. She suggested that this would encourage a more open discussion.
- **Ms. Cederbaum** asked Mr. Hekimian if Holly Court could afford snow removal if it did not have to pay for repaving the driveway as well. Mr. Hekimian said Holly Court would need help with both.
- **Ms. Engelke** pointed out that this issue could also impact shared private driveways, leading to an even broader application than just HOAs.
- **Ms. Engelke** proposed that the Board invite representatives from the Howard County Department of Planning and Zoning to educate the Board in what the regulations are and open the discussion. **Mr. Edelson** suggested that the Board talk to the Howard County Office of Law as well. **Ms. Thomas** said she was willing to talk to a CA to see if anything can be done about the issue. She also suggested appealing to the state if needed. **Mr. Thomas** suggested that the County conduct a survey on the issue, and **Mr. McCormack** agreed that a survey would provide the data needed to see if this was a county-wide issue or just a local village one.
- **Mr. Edelson** summarized the Board’s actions on the issue:
  - 1- Consult with the County
  - 2- Reach out to other Columbia villages through **Ms. Cederbaum**
  - 3- Talk to CA through **Ms. Thomas**

### *OMCA Donation Requests*

- **Mr. Edelson** referred to the printed Donation Request report (ATTACHMENT “F”). He pointed out the increased donation to Howard County Police Officers Association from \$250 to \$500.
- **Ms. Cederbaum** said she discussed with the President of the Oakland Mills High School Fine Arts Boosters the priority list the president sent. There are great needs in Oakland Mills.
- The Board first considered requests from Stevens Forest Elementary School PTA, Oakland Mills Middle

School PTSA, and the Howard County Police Officers Association. A discussion about each request ensued. **Mr. Verchinski** motioned to fully fund the SFES PTA, OMMS PTSA, and Howard County Police donation requests each in the amount of \$500. **Mr. McCormack** seconded, and the motion passed (7-0-0).

- The Board discussed TSES PTA's request for school t-shirts and logo sponsorship. A discussion ensued about the amount that should be donated and how the donation should be worded. **Ms. Gottsagen** moved to give \$500 to the TSES PTA for academic enrichment events/programs. **Mr. Edelson** seconded, and the motion passed (7-0-0).
- **Mr. Verchinski** suggested holding back \$500 of the donation budget for contingencies. The Board agreed.
- **Mr. Edelson** called for a discussion on the OMHS FAB's donation request. A lump sum was agreed upon with a stipulation for the feeder schools. **Mr. Edelson** moved that the Board donate \$2000 to the OMHS FAB and that \$250 of that money be used to support OMHS feeder schools bow program. **Ms. Wisniewski** seconded, and the motion passed (7-0-0).

### Board Chair Report

- **Mr. Edelson** thanked **Ms. Thomas** for successfully motioning at the CA budget meeting to allow villages losing money in the new assessment share to hold back their FY17 contingency fund payments. Oakland Mills will still lose a substantial amount of money over the next three fiscal years. The Board will need to look at cuts in the OMCA budget.
- **Mr. Edelson** reported on his testimony at the Howard County Board of Education redistricting meeting on October 30<sup>th</sup>.

### Vice-Chair Report

- **Mr. Wisniewski** thanked **Ms. Engelke** for her help in developing the Village Manager's Performance Plan. She said the purpose was to have something quantifiable and measurable with specific expectations. She outlined the timeline for the performance review:
  - October (1<sup>st</sup> Board meeting of the month)—Discuss the performance plan and goals with the village manager
  - April—mid-term review
  - September (last meeting of the month)—Board chair and vice-chair write up the appraisal, circulate it to the Board, and discuss it in a closed session. The review will be completed at that meeting.
- **Mr. Verchinski** asked about weighting of the various sections. **Ms. Engelke** explained how the different sections are weighted.
- **Mr. Edelson** motioned to accept the performance review, but **Mr. Verchinski** pointed out that this was only the first Board meeting on the issue. As per policy, **Mr. Edelson** agreed and said the Board would study the performance review, discuss, and vote at the November 28<sup>th</sup> OM Board meeting.

### CCR Report

- **Ms. Thomas** reported that the CA Board finished straw voting on the capital and operating budgets. The next step is for CA staff to present a more detailed budget proposal. This will be done in February. Public hearings will be held in March before a vote is taken. She said the existing budget it still the same but now has added items.
- **Ms. Thomas** said she is working on getting a written explanation for what happened with the cash reserves and contingency fund.
- **Ms. Thomas** thanked Mr. Edelson, Ms. Wisniewski, Mr. McCormack, and Ms. Cederbaum for meeting with her the day before the budget meeting to help her prepare.
- **Ms. Thomas** said a presentation was made about New Town zoning. She said there would be another presentation in November. She reported that they are trying to come up with new standards for both

residential and non-residential districts. She said mixed-use zones need to be explored as well.

### **Manager's Report**

- **Ms. Cederbaum** referred to her printed manager's report (ATTACHMENT "G").
- **Ms. Cederbaum** shared the proposed 2018 OMCA office closing calendar (ATTACHMENT "H"). **Mr. Edelson** motioned to wave the Board's "no vote on new business" rule. **Ms. Wisniewski** seconded, and the motion passed (7-0-0). **Mr. Edelson** motioned to accept the 2018 OMCA office closing schedule. **Ms. Engelke** seconded, and the motion passed (7-0-0).
- **Mr. Edelson** thanked **Ms. Cederbaum** for watching the CA Assessment meeting and sharing a summary of the meeting.

### **Committee Reports**

#### ***BWI Roundtable***

**Mr. Verchinski** referred to his printed BWI Roundtable Report (ATTACHMENT "I")

#### ***CA Senior Advisory Committee***

**Mr. Verchinski** referred to the printed Senior Advisory Committee meeting minutes (ATTACHMENT "J")

#### ***Safety and Security***

**Ms. Gottsagen** referred to her printed Safety and Security report (ATTACHMENT "K").

#### ***Architectural Committee Report***

**Ms. Engelke** referred to her printed Architectural Committee Chair Report (ATTACHMENT "L").

The regular OMCA Board open meeting was closed at 8:51.

**Ms. Engelke** motioned to go into a closed session of the Board for consultation on a legal issue. **Ms. Wisniewski** seconded, and the motion passed (7-0-0).

**Mr. Edelson** ended the closed session of the Board at 8:54 p.m.

**Mr. Edelson** went into the open session of the Board again at 8:54 p.m.

### **Board Bulletin Board**

- **Mr. Verchinski** said that he attended Enterprise's preliminary development plan amendment for five subsidized housing locations. The plan is to demolish subsidized units and replacing them with mixed subsidized and market rate units. Forest Ridge is not included in the project. He asked if the Board should get involved. **Ms. Cederbaum** said she would email Enterprise to ask about the issue.
- **Ms. Gottsagen** thanked **Ms. Cederbaum** and **Ms. Carpenter** for adding the OMHS incident to the Safety and Security Report. She also asked about the Jacaranda Center survey sent out by the schools and OMCA.

**Mr. Edelson** adjourned the OMCA Board meeting at 9:04 p.m.

Respectfully submitted: Amy Carpenter, Administrative Assistant

### **ACTION ITEMS FROM NOVEMBER 14, 2017**

Board:

Ms. Thomas – Ask CA to investigate HOA roadway issue



Invite County DPZ to Board Meeting to discuss HOA roadway issue

Staff:

Ms. Cederbaum – ask village managers to poll HOAs about roadway ownership and financial ability to make repairs/maintenance/snow removal

Ms. Cederbaum – notify donation requestors and process checks for distribution

Ms. Cederbaum – Contact Enterprise about Forest Ridge

#### **ACTION ITEMS FROM OCTOBER 24, 2017**

Board:

Committees – publicize meeting, solicit members

Staff:

Find out what the County requirements are to take ownership of HOA roadways

#### **ACTION ITEMS FROM OCTOBER 10: - All complete**

Board:

~~Oct. 24 meeting: Old Business Discussion on forest grove as presented by CA on 10/10.~~

~~Send Ms. Cederbaum suggestions for “Volunteer Donation” recipient(s).~~

Staff:

~~Ms. Cederbaum to provide Ms. Thomas with 5 years OM Cash Reserve history.~~

~~Ms. Cederbaum to revise Remote Attendance Policy and send to Board.~~



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**Board Members:** Jonathan Edelson, Chair ~ Kay Wisniewski, Vice-chair  
Lynn-Steven Engelke, Architectural Committee Chair

Chris Esoldo ~ Judy Gottsagen ~ Bill McCormack Jr. ~ Paul Verchinski  
Virginia (Ginny) Thomas, Columbia Council Representative

**October 24, 2017**

### OMCA Regular Board Meeting

**Mr. Edelson** called the regular meeting of the OMCA Board of Directors to order at 7:03 p.m.

**Present:** Jonathan Edelson, Board Chair; Kay Wisniewski, Vice-chair; Lynn Engelke, AC Chair; Ginny Thomas, Columbia Council Rep; Chris Esoldo; Judy Gottsagen; Bill McCormack Jr.; Paul Verchinski; Sandy Cederbaum, Village Manager; Amy Carpenter, Administrative Assistant.

**Also Present:** see resident list

### Opening of Meeting

- **Ms. Wisniewski** motioned to accept the October 10, 2017 OMCA Board meeting minutes (ATTACHMENT "A"). **Ms. Gottsagen** seconded, and the motion passed (7-0-0).
- **Ms. Engelke** motioned to accept the October 10, 2017 agenda (ATTACHMENT "B"). **Ms. Wisniewski** seconded, and the motion passed (7-0-0).

### Resident Remarks

- A resident asked what rights residents of Holly Court had to ask property owners to clean and repair their homes' exteriors. **Mr. Edelson** said that the issue of covenant enforcement between community HOAs and village community associations came up at CA's Covenant Legal Training class held on September 25, 2017. He said that OMCA can enforce its own covenants, and individual community HOAs can enforce their own covenants. Both organizations have separate and overlapping responsibilities. **Ms. Engelke** said that complaints should first be made through the HOAs. **Mr. Edelson** added that Covenant violations not covered by the HOA can be reported to OMCA. **Ms. Engelke** pointed out that the OMCA Covenant Advisors and RAC can only act once a complaint has been made and explained the procedure for lodging a complaint.
- **Ms. Cederbaum** asked if Holly Court had an architectural committee. A resident answered that it does not. He said that Holly Court had no power to enforce its covenants and that it can only send a warning letter. **Ms. Engelke** said if residents are not responsive to HOA covenant violation warning letters, a complaint could be made to OMCA's Covenant Advisors. OMCA does have the power to enforce its covenants. She also suggested including a paragraph on letters of warning that told property owners that buyers are now asking for letters of compliance from sellers. If the sellers have not maintained their properties, failure to obtain a letter of compliance may become a stumbling block to selling their property. **Mr. Edelson** clarified that OMCA can only enforce its own Covenants. It cannot enforce HOA covenant violations that OMCA does not have covenant rules about. OMCA Covenants only apply to the exterior of properties, with the exception of in-home businesses. Ms. Engelke asked the Holly Court Board to send her a copy of their covenants.



## New Business

### *HOA Driveway/Parking Space Ownership Discussion*

- **Ms. Engelke** said the issue of HOA driveway/parking space ownership maintenance and repair is a county-wide issue that affects many HOAs. **Mr. Esoldo** asked if anyone has conducted research on what the County would need in order to take over ownership of HOA private driveways. **Mr. McCormack** referred to the printed “HOA Driveway Issues” document (ATTACHMENT “C”) in answer to **Mr. Esoldo’s** question.
- Alex Hekimian, Treasurer of the Holly Court Board, said that Holly Court has been trying to get its assessment increased for ten years. Holly Court Covenants state that the association must obtain at least a 2/3 quorum to increase the assessment. Holly Court was only able to get 48%. He said that the County treats each subdivision differently. Some HOAs have private driveways, others are County-owned.
- **Mr. McCormack** referred to the printed data on County/HOA ownership of streets and parking pads (ATTACHMENT “D”). **Ms. Thomas** pointed out that all Oakland Mills HOAs roadways are privately owned except Tarlton and asked why the county owned Tarlton’s roadways. **Mr. McCormack** answered that if a developer applied to the County to take over ownership of the roadways, then the County classified them as public and maintained them. In order for the County to take ownership the developers had to building their roadways to County specifications. It was up to the developers to make those decisions when developments were being built. The other HOA developers in OM did not do this.
- **Mr. Hekimian** said HC has done everything it could to increase its assessment and repair its roadways, but Holly Court is now coming to the OMCA Board for help. A discussion ensued about how much the assessment would have increased and how much the driveway repairs/repaving would cost. **Mr. Hekimian** asked for the Board’s support of **Mr. McCormack’s** proposal as found in the “HOA Driveway Issues” document.
- **Mr. McCormack** pointed out that this issue could affect the County’s tax income as it lowers curb appeal and home values (tax base). **Ms. Thomas** added that it could also affect CA’s assessment for similar reasons.
- **Ms. Thomas** said that information was needed on how the County could help with storm water management in HOAs. Resident Tina Calvert explained how, with Howard County Council Member Dr. Calvin Ball’s help, her HOA (Anturon) was able to obtain County aid for storm water drainage coming from Oakland Mills High School. A resident asked if there was an expert that residents or HOAs could ask who could assess storm water drainage and make recommendations. **Mr. Edelson** said John McCoy, Manager of CA Watershed Management, could help with that.
- **Mr. Edelson** said the next step for the Board would be to discuss this matter further at a future Board meeting. He also asked that OM staff research what the process would be and what standards would need to be met for the County to take over ownership of HOA roadways. He asked the HOAs to send alternative solutions in case the County cannot take over the roadways and asked for further information regarding HOA Covenants and rules. **Ms. Cederbaum** asked **Mr. McCormack** for a list of people who attended Holly Court’s meeting with County officials, which he also attended.

### *OMCA Donation Requests*

- **Mr. Edelson** referred to the printed report on the donation requests OMCA has received (ATTACHMENT “E”). The Board discussed each request. **Mr. Edelson** asked the Board to consider the requests and ask follow-up questions. **Ms. Cederbaum** asked Board members to send any questions to her. **Ms. Gottsagen** asked if the amount of donations can be increased or decreased. **Mr. Edelson** answered that OMCA policy does not prohibit increases/decreases to donation requests.
- **Mr. Edelson** said the Board would vote on donation requests at the next Board meeting and requested that the issue be put on the November 14<sup>th</sup> OMCA Board meeting agenda.

## Old Business



## Board Committees

- **Mr. Edelson** reviewed past Board meeting minutes and action regarding the Neighborhood Enhancement Advisory Committee. In the May 9<sup>th</sup> Board meeting, the Board voted to combine the Public Space Advisory Committee and the NEAC, keeping the NEAC name. At the May 23<sup>rd</sup> Board meeting, the Board discussed renaming the committee and debated about leadership of the committee, but no action was taken. At the June 23<sup>rd</sup> Board meeting, the Board further discussed leadership of the NEAC, but again, no action was taken. At the September 12<sup>th</sup> Board meeting, the Board voted to change the PSAC (a committee that no longer existed since it had been merged with and renamed the NEAC) to the Open Space and Public Space Advisory Committee, combining it with the NEAC. The Board appointed **Mr. McCormack** and Gerry Witte as co-chairs of the OPSAC. Accordingly, only the NEAC exists, with the same leadership that the Board appointed for the Open Space/Public Space Advisory Committee. He asked if the Board would like to move forward with the NEAC.
- **Ms. Wisniewski** pointed out that the NEAC is very different from Open Space. She asked what **Mr. McCormack** wanted since he was the one who suggested the change NEAC/PSAC to Open Space. **Mr. McCormack** said he would like to keep the Open Space portion and that his original intention was to move the committee forward since it had stalled. He said co-chair Gerry Witte also wanted to deal with Open Space issues.
- **Ms. Wisniewski** asked if **Mr. Esoldo** would be interested in chairing the NEAC/Public Space committee. This committee would address non-CA public space issues such as County roads, streetlights, street signs, County ash trees, etc. He said he would.
- **Mr. Edelson** motioned to combine the NEAC and PSAC and name it the Public Space Advisory Committee. **Ms. Engelke** seconded, and the motion passed (7-0-0).
- **Mr. Edelson** motioned to name **Mr. Esoldo** chair of the PSAC. **Ms. Wisniewski** seconded, and the motion passed (7-0-0).
- **Mr. Edelson** motioned to form the Open Space Advisory Committee to address CA-Open Space issues and keep **Mr. McCormack** and Mr. Witte as co-chairs of the committee. **Ms. Engelke** seconded, and the motion passed (7-0-0).
- **Mr. Edelson** asked Board members and staff to publicize the committee changes. He requested that the committees seek membership and public input.

## Board Chair Report

- **Mr. Edelson** referred to his printed Board Chair Report (ATTACHMENT "F") and asked if the Board had any questions about the Board Chairs' meeting. **Ms. Wisniewski** asked about online voting. **Ms. Cederbaum** said it was a village issue, not CA. She said she would send a video to the Board about the online voting process. She said Harper's Choice was interested in conducting a pilot online voting project.
- **Mr. Edelson** said he would be giving testimony at the redistricting overflow hearing on October 30<sup>th</sup>. He said he would make the following points:
  - 1- Ask the Board of Education not to revert to the original Feasibility Study, which used flawed data.
  - 2- Keep Thunder Hill and Allview at OMHS and OMMS.
  - 3- Express the OMCA Board's agreement with the **ACC** and Superintendent's recommendation to not change attendance at OM schools.
  - 4- Assert that there is no reason to bring in students from Route 1, which creates a virtual island (Dobbin polygon).
  - 5- Special Programs: ensure decisions are equitable regarding which school students are assigned to for special programs; more information on programs to ensure that OM students will not be crowded out of the Early College program.



- 6- Ensure economic/demographic diversity in the schools.
- 7- Highlight Oakland Mills as a model for the rest of the County.
- **Mr. McCormack** thanked **Mr. Edelson** and the OM Education Committee for their work on redistricting.

## CCR Report

- **Ms. Thomas** discussed the FY 2018-19 Assessment Share, which will be voted on by CA on October 26<sup>th</sup>. **Ms. Cederbaum** will also attend the meeting to observe. **Ms. Thomas** said she voted against the Columbia Housing Center's Request for Support during a straw vote. She also told the CA Board that she did not support the Downtown Columbia Partnership's transit request and said it should be a County responsibility.
- Regarding CA Architectural Covenants, **Ms. Thomas** thanked the Board for their comments and suggestions. She emphasized to CA the need for a Commercial Advisory Committee to address commercial architectural covenant concerns.
- **Ms. Thomas** expressed concern about Haven and budget resources set aside for the spa and possibly a small gym.
- **Ms. Thomas** reported that money has been set apart in the FY 2018-19 budget for the Columbia Ice Rink. These funds will be used for improvements. She said CA does not think Oakland Mills wants a second sheet of ice. Users would like a second sheet. Residents from Shadow Oaks present at the OMCA Board meeting expressed frustration that CA contractors destroyed part of their curb and promised to repair it but never did. **Ms. Thomas** asked the resident to discuss the issue with her later.
- **Ms. Thomas** said \$175,000 has been set aside in the FY 2018-19 budget to repair the Harper Farm overpass. She said it should be a County issue, not CA.
- **Ms. Thomas** pointed out that the budget did not address the need for an indoor pool. She encouraged CA aquatics to attend the meeting the CA Board meeting and request money for an indoor pool. They were able to get \$15,000 for the pool study, but more is needed.

## Manager's Report

- **Ms. Cederbaum** referred to her printed manager's report (ATTACHMENT "G"). She said she had not received any suggestions from Board members for a donation in honor of Oakland Mills volunteers. **Ms. Thomas** suggested a donation for the Forest Ridge Afterschool Program. **Mr. Edelson** said the program has not used all the funds that were donated by OMCA last year to the program. **Mr. Verchinski** suggested donating to the Village in Howard to help with low-income memberships. A discussion ensued. **Ms. Engelke** suggested that in the future, Oakland Mills ask volunteers instead of the Board for donation recipient suggestions. **Mr. Verchinski** motioned to donate \$250 to the Village in Howard to help with low-income memberships at the discretion of their Board. **Ms. Gottsagen** seconded, and the motion passed (7-0-0).

## Committee Reports

### *Safety and Security*

**Ms. Gottsagen** referred to her printed Safety and Security report (ATTACHMENT "H"). She said the next Neighborhood Meeting would be held on November 16<sup>th</sup> with Officer Roberto Lopez.

### *Architectural Committee Report*

**Ms. Engelke** said she and **Ms. Cederbaum** would be attending a CA workshop on enhancing Columbia neighborhoods. She also mentioned the Renew.Rehab. Restore. workshop that would take place on October 28<sup>th</sup> and shared the schedule for the workshop (ATTACHMENT "I").

## Board Bulletin Board

- **Mr. Esoldo** asked about the technical solution to the Board policy on remote attendance. **Ms. Cederbaum** said she borrowed Owen Brown's phone to test how the phone would work. After a successful test, she ordered a phone. She asked that Board members planning to attend remotely notify her at least one day prior to the Board meeting so she could ensure that the phone was charged and ready to use.
- **Ms. Engelke** thanked **Mr. Verchinski** for the book about Columbia that he gave to Board members.
- **Ms. Wisniewski** thanked **Ms. Cederbaum** for contacting the County about the car parked on Woodblock. She said a new sign has been installed prohibiting parking on that side of the street from a certain distance to the curb
- **Mr. Edelson** thanked **Ms. Wisniewski** for working with the Oakland Mills Middle School's principal on the light pole issue. He also thanked **Ms. Thomas** for giving him information about the upcoming CA Budget meeting so he could bring issues to the Board Chairs' meeting.
- **Ms. Gottsagen** thanked the Board for working together to make Oakland Mills better.
- **Mr. McCormack** said he spoke with OMHS Athletic Director Troy Stevenson about recruiting more girls to play girls' soccer at the elementary school level, which would help OMHS teams later on. He also said Mr. Stevenson was able to obtain an exception so the OMHS girls' soccer team could play teams at a lower level next year.
- **Mr. Esoldo** asked about the CA/Ecology Institute Interfaith Forest report. **Mr. Edelson** said because of the crowded agenda at this meeting, he postponed discussion of the issue until the next Board meeting. He said this would also allow more time to prepare and gather information. **Mr. Edelson** said John McCoy is amending the drawing of the forested section that was presented at the October 10<sup>th</sup> Board meeting.

**Mr. Edelson** adjourned the OMCA Board meeting at 9:16 p.m.

Respectfully submitted: Amy Carpenter, Administrative Assistant

### ACTION ITEMS FROM OCTOBER 24, 2017

#### Board:

Include HOA Roadway issue as old business on 11/14

Committees – publicize meeting, solicit members

#### Staff:

Find out what the County requirements are to take ownership of HOA roadways

Prepare donation for TVIH

Get further clarification on OMHS Fine Arts donation request and Police Foundation request

Update website for new committees and chairs

### ACTION ITEMS FROM OCTOBER 10: - All complete

#### Board:

Oct. 24 meeting: Old Business Discussion on forest grove as presented by CA on 10/10.

Send Ms. Cederbaum suggestions for "Volunteer Donation" recipient(s).

#### Staff:

Ms. Cederbaum to provide Ms. Thomas with 5 years OM Cash Reserve history.

Ms. Cederbaum to revise Remote Attendance Policy and send to Board.





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Village Board**

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**Board Members:** **Board Chair**, Jonathan Edelson, **Board Vice-Chair**, Kay Wisniewski  
**Architectural Chair**, Lynn-Steven Engelke, Chris Esoldo, Judy Gottsagen,  
Bill McCormack Jr., Paul Verchinski

**Columbia Council Representative:** Virginia (Ginny) Thomas

**Oakland Mills Board of Directors  
Meeting Agenda  
November 14, 2017  
7:00 p.m.**

- 7:00 p.m. Opening of meeting**  
Approve Minutes from October 24, 2017 Board Meeting  
Approve Agenda for November 14, 2017 Board Meeting
- 7:05 p.m. Resident Remarks**
- 7:10 p.m. Old Business**
- CA/Community Ecology Institute Interfaith Forest Grove Planting,**  
Board discussion (15 min)
- HOA driveway/parking space ownership discussion – Board discussion (15 min)**
- Donation Requests, Board Discussion and Vote (15 min)**
- 7:55 p.m. Board Chair Report, Jonathan Edelson (10 min.)**
- 8:05 p.m. Board Vice-Chair Report, Kay Wisniewski**  
Village Manager's Performance Plan – timeline and format
- 8:15 p.m. Columbia Council Rep. Report, Virginia (Ginny) Thomas (10 min.)**
- 8:25 p.m. Manager's Report, Sandy Cederbaum (10 min.)**  
Proposed 2018 Office Closing calendar
- 8:35 p.m. Committee Reports (15 min.)**  
BWI Roundtable, Paul Verchinski  
CA Senior Advisory Committee  
Architecture Committee – closed session to close a legal case
- 8:50 p.m. Board Bulletin Board (5 min.)**
- 8:55 p.m. Adjourn**



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

**All events are held at The Other Barn unless otherwise noted**

Nov. 3, 10 a.m., Lively Arts for Little Ones presents “Silly Goose and Val”

Nov. 14, 7:00 p.m., OMCA Board Meeting

Nov. 17, 6:30 p.m., Volunteer Appreciation Dinner

Nov. 28, 6:00 p.m. – 7:00 p.m., OMCA Education Committee

Nov. 28, 7:00 p.m., OMCA Board Meeting

Dec. 3, 5:00 p.m., Jazz in the Mills, SOLD OUT

Dec. 9, Breakfast w/Santa, advance tickets only

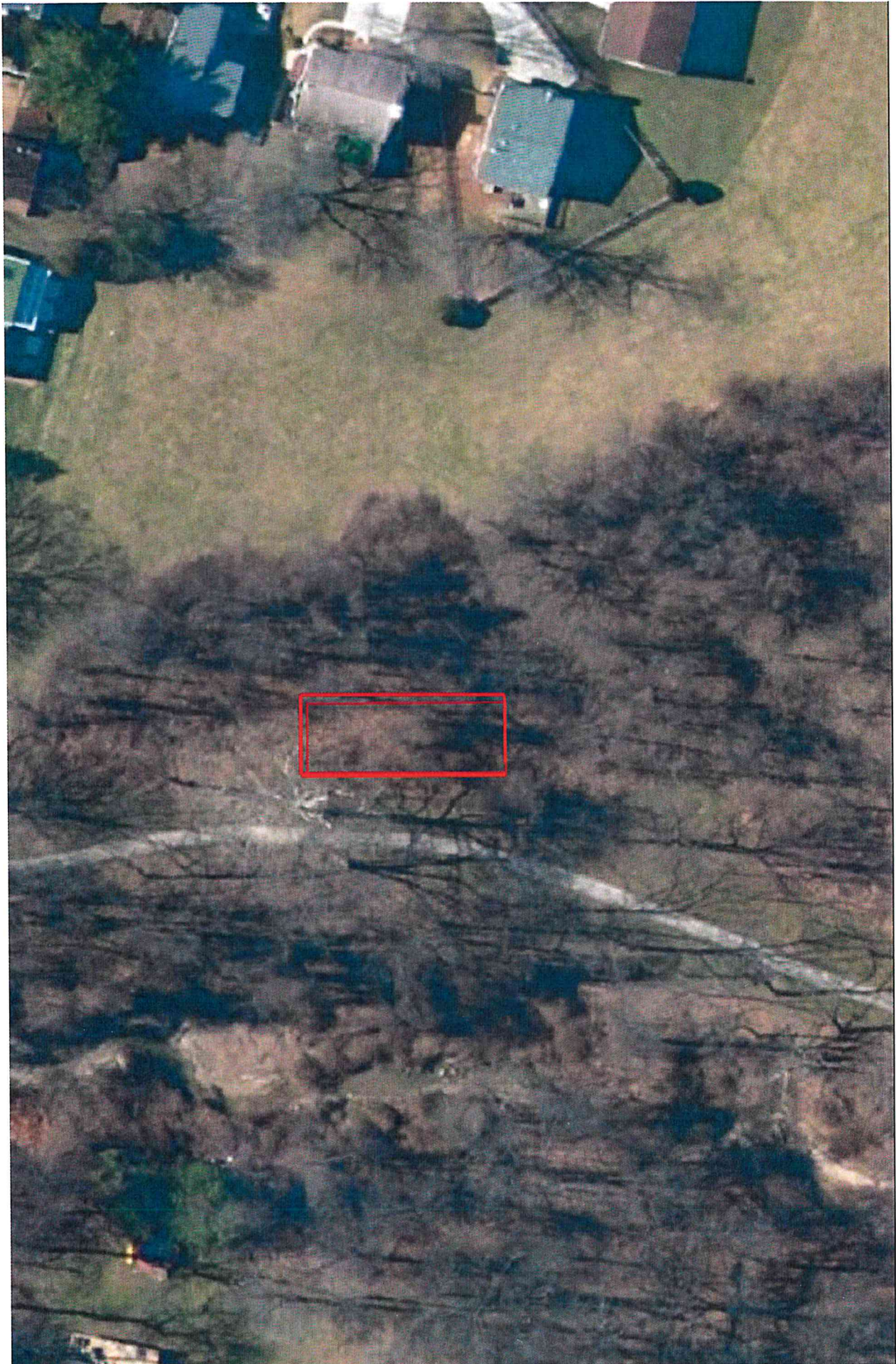
Dec. 12, 7:00 p.m., OMCA Board Meeting

Dec. 13, 6:30 p.m., Gingerbread House Making, advance tickets only

**DEC. 26 Board Meeting Is Canceled**



11/14/2017





**HOA Driveway Issues Update 11-14-17****Explanation of the Problem**

- There is a basic inequity between and among town house/condo Home Owner Associations (HOAs) concerning driveways. Some HOAs , own the driveway, and therefore have the maintenance, replacement and snow clearing expense. Other HOAs have the county own the driveways (actual county roads with names) and the county has the maintenance, replacement and snow clearing expense.
- Most HOAs need super majority votes of home owners to approve a special assessment to raise the money for replacement. Often these votes fail to get the necessary super majority.
- Through the years, Howard County government approved subdivision plans that caused driveways in some HOAs to be private while driveways in other HOAs to be public and maintained as county roads. This inequity has caused major infrastructure costs for repaving driveways and plowing snow in HOAs that were made responsible for their private driveways. Because these huge costs are not affordable in small HOAs, the condition of their driveways will continue to deteriorate and will depress property values in the HOAs and the County's tax assessment income.
- The existing process for the county to take over the driveways is the subdivision process that requires a review by the Planning Board, plat changes, road drawings, etc., and in Columbia a petition by Howard Hughes to change the FDP. Note: In response to a question in an HOA meeting with the county, the county indicated that only one applicant had initiated the process in the last ten years to the best of their knowledge.
- The subdivision process is cost prohibitive.
- County cost sharing option of 1/3 County and 2/3 HOA is also cost prohibitive.

**Oakland Mills Village Board Position**

- Oakland Mills Village Board Housing Goals and Plans calls for finding financial aid from the government and from grants to non-profits to aid HOAs in repaving driveways.

**Action by Howard County**

- Howard County code allowed the creation of this problem. Going forward, hopefully, the county will change code immediately to require developers of town home/condo HOAs to design and install all driveways to county road standards and turn ownership over to the county.
- The County has a vested interest in protecting its tax base so the County should research other jurisdictions to see if they have found workable, cost effective solutions for existing HOAs who own their driveways.
- Alternative solutions.
  1. County creates Homeowner and Condominium Association Infrastructure Restoration Fund.
  2. County waives subdivision rules for existing HOA driveways, takes ownership and grandfathers all of them at driveway standards and not road standards. County plows snow and repairs and replaces as necessary to driveway standards.

3. County makes grants to non-profit HOAs to cover driveway reconstruction and snow plowing costs.

4. County supports state legislation changing HOA law to allow override of HOA Articles of Incorporation which waves super majority to simple majority in case of safety issues like driveway replacement.

5. County creates a RENEW Howard like program for HOA driveway replacement.

- HOA driveway ownership is a countywide issue, and the solution will need the County Executive and the County Council involvement.

# Homeowner and Condominium Association Infrastructure Restoration Fund

ATTACHMENT  
E

## Basic Problem

Many non-profit homeowner and condominium associations in Howard County are over 40 years old, and many of them have reached the point where they are faced with massive costs to repair and maintain their physical infrastructure, such as repaving lengthy driveways leading into and out of their communities.

Attempts to accumulate sufficient revenue in their capital reserve accounts to pay for such expenditures usually fail because many associations are severely constrained by their governing documents that require a supermajority of all owners to approve large increases in yearly assessments. As a result, their driveways remain in disrepair, with crumbling asphalt and many potholes.

This situation detracts from the appearance and desirability of their communities, depresses their property values, and negatively impacts property tax income to the County and the Columbia Association.

## Unequal Treatment by the County

The County subsidizes infrastructure costs of some associations, while other associations are not subsidized. Prior to development of these communities, during the subdivision approval process, the County made decisions to take ownership of driveways in certain communities, but not in others. This has led to unfair treatment, whereby the County pays for repaving driveways and for snow removal in some communities, but other communities must foot the entire costs. The following proposal resolves this serious inequity and finally places all homeowner and condominium associations on an equal financial footing with the County.

## Creation of Homeowner and Condominium Association Infrastructure Restoration Fund

The County has an opportunity to treat all homeowner and condominium associations fairly by using a process that places a percentage of the County property tax income received from residents of those communities into a Homeowner and Condominium Association Infrastructure Restoration Fund (HCAIRF). The proceeds would be used to repave driveways and remove snow at all of these communities.

An HCAIRF would embody the general principle of using a proportion of County property tax revenues from a community to reinvest in the infrastructure of that community. A recent use of that principle is with the County's Tax Increment Financing (TIF). While a TIF allows a district to recoup increases in tax revenues from that district above a base amount, an HCAIRF would simply allow associations to recoup a specific percentage of the taxes paid by their residents. Associations, whether they own their driveways or not, would be enrolled and would receive a grant from the HCAIRF to pay for their infrastructure costs, thus finally leveling the playing field among all associations.

An example of how the HCAIRF could work follows: Assume that an association with 80 homes generates property taxes to the County of \$3000 per home per year, for a total of \$240,000 to the County per year. If only 25% of those annual taxes (\$60,000) is initially allocated to the HCAIRF, then it would possibly take about 5-6 years to accumulate enough money (\$300,000 - \$400,000) in the fund to pay for the first reconstruction of the association's driveways, which is a reasonable amount of time. After that initial reconstruction occurs, the percentage could be reduced to just 10% (\$24,000) to account for the longer period of time available, say 25 years, to allow funds to accumulate before another reconstruction will be needed.

October 18, 2017

Donation Account: Budgeted Amount: \$4,500

Amount Spent: \$0

Balance: \$4,500

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Total Requested Amount: This will vary based on actual donation awarded

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### **Donation Requests Received By October 15, 2017**

#### **School and School Affiliated Groups**

##### **Stevens Forest Elementary School - PTA**

Requestor: Krista Threefoot, SFES PTA President

**Amount: \$500 requested** to assist with programs and advocacy supporting the students and staff at SFES. SFES mission is three-fold: advocate on behalf of the students, teachers, and families to ensure our community's unique needs are met; organize educational and social event dedicated to enriching students' school experience and strengthening community; support the material needs of students, teachers, administration, staff, and all families connected with Stevens Forest.

##### **Talbott Springs Elementary School – PTA**

Requestor: Casey Otten, TSES PTA President

**Amount: \$1,250 requested** to provide school shirts for 525 or more students. OMCA name logo and name to be placed on back of t-shirt in recognition of donation and on newly designed website. \$500 of the donation to be used to highlight OMCA as a presenting sponsor (largest sponsor) on back of shirt and remaining dollar amount will be used as a donation to the PTA to help with t-shirt cost and special events.

##### **Oakland Mills Middle – PTSA**

Requestor: Alan Romack, President

**Amount: \$500 requested** to offset the speakers fee to bring a guest Author to the school. If the guest Author does not work out the PTSA would use funds to support the new Middle School Art Teacher, Ms. Johannes, with supplies to help her display and highlight the students work. (Purchase frames and matts to hang work in hallways, similar to display at TSES)

##### **Oakland Mills High School – Fine Arts Boosters**

Requestor: Heather Barham, President

Two separate amounts requested.

**Request # 1:** Currently raising funds to purchase the following (not requested amount but actual amount they want to raise for specific purchases)

Drum cases, \$1500

String bass, \$3200

Xylophone, \$4200

## Donation Requests, p. 2

### OMHS Fine Arts Boosters, continued

Violins, \$2400

Lighting equipment, \$10,000 - \$12,000

**Request #2: \$250 requested** to support OMHS feeder schools. The money would be used to purchase bow hold position supports such as “cellophants” and “frog frogs”. These aides help young students learn how to hold their bows correctly, by properly positioning their fingers. They cost about \$25 each.

### Outside Organizations

#### **Howard County Police Officers Association, FOP Lodge 21**

Requestor: Police Officer First Class R. Lopez, Oakland Mills NCRO

**Amount: \$250 500 requested** to be used to support the Chess Program at the CA Youth and Teen Center. This is a partnership with HCPD. Donation would be used to purchase more equipment related to the chess program and prepare for Community Chess Day.

Program builds better relationships with youth and police. Program held the first Community Chess Day this past spring with 60 youth, adults, and community members in attendance. The goal is to make this an annual event.



## **Manager's Report**

**Submitted by Sandy Cederbaum on Nov. 10, 2017 for the Nov. 14, 2017 Oakland Mills Board Meeting**

Updated Task list submitted.

### **CA Issues**

**Assessment Share** – Spent time compiling data on OMCA financials and assessment share. Attended CA board meeting on Oct. 26 and watched podcast on Nov. 9. We'll have many budgetary items to consider as we plan for FY19 and beyond.

I will be doing a police ride-along with Officer Lopez on Wed. Nov. 15<sup>th</sup>.

### **Daily Issues that Manager is working on:**

2018 Office Closing Calendar – attached. Employees (20+ hrs. week) receive 10 vacation days which includes 1 floating holiday. Attached is a calendar for 2018 for the board to vote on.

CA installed a handrail along the stairs to the playground at the Talbott Spring NC. Conference call phone arrived. Board members need to provide village manager with at least 24 hours notice if you plan on attending a board meeting remotely.

Fifty new chairs for Loft/Smithy have arrived. We will be bringing 20 slightly used chairs to the Stevens Forest NC for use by the Village in Howard.

### **Bookkeeping, payroll, daily facility and HR issues.**

Payroll, 401K audit and processing, employee HR issues, meeting agendas, and staff meetings along with facility related issues.

**Oakland Mills Community Association**  
**2018 Holiday Schedule – Office is closed on the holidays listed below.**

Monday, Jan. 1, 2018	New Year's Day
Monday, February 19	President's Day
Monday, May 28	Memorial Day
Wednesday, July 4	Independence Day
Monday, September 3	Labor Day
Thursday, November 22	Thanksgiving Day
Friday, November 23	Day after Thanksgiving
Monday, December 24	Christmas-Eve
Tuesday, December 25	Christmas Day
Floating Holiday	May be used at the employee's discretion with the prior approval of the Village Manager. Must be taken by 12/31/18 or lost!

10 Days off which includes one floating holiday to be used by 12/31/2018.

Employees who do not receive holiday/vacation benefits (less than 20 hrs. /week) do not get paid when the office is closed for a holiday.

**IMPORTANT - PLEASE NOTE:** Employees should not plan to work during days that the office is closed for holidays unless there are extraordinary circumstances and employee has received prior approval from the village manager.

The office will be closed (non-holiday closing days) **Wed, Dec. 26 through Monday, Jan. 1.** (Monday, Jan. 1 is an observed OMCA holiday). Employees who receive vacation benefits can either use vacation days for these days or not put down any hours for taking time off during these days. Employees should not plan to work during this timeframe unless there are extraordinary circumstances and employee has prior approval from the village manager. Employees who do not receive vacation benefits will not be paid during the week the office is closed.

Other Barn will be open for rentals on most days of the year. Facility Assistants will be asked to work on days when "office" is closed.

## **BWI Roundtable Report (11/14/17)**

The next meeting of the RT will take place on Tuesday, Dec 5 (7 PM) at the MD Aviation Administration (MAA) Offices in Linthicum. This is a public meeting and residents are encouraged to speak out on the noise issues that they are experiencing.

The FAA provided a presentation on 50% development of revised flight Procedures on Nov 7 to the RT. The PP slides are attached below. They provide the revised flight paths that the FAA is working on. These changes may or may not happen since any changes have to be coordinated with changes at Dulles and Reagan airports. Their 100% of changed designs is projected by the FAA to be presented in Jan or Feb to the RT.

The proposed changes, as I understand them, appear not to do much in the way of relief for changes in the highway in the sky that we currently experience. The key to reverting back to pre Next Gen flight paths is dispersed arrivals and departures. This was not what the FAA is working on per their Nov 7 presentation.

On Oct 28, Senators Van Hollen and Cardin also endorsed litigation by AG Frosh. The letter sent is attached. AG Frosh has apparently hired the Denton firm whose speciality in litigation is aviation issues. They have successfully litigated similar Next Gen noise issues that occurred at the Phoenix airport.

More information is available at the MAA website on the RT including prior RT Minutes and MAA/FAA PP presentations: <http://www.maacommunityrelations.com/>

Senior Advisory Committee  
**Meeting Minutes Thursday, October 19, 2017**  
2:30 pm, CA Headquarters Boardroom

The meeting was called to order at 2:30 pm.

**Members/Liaisons Present**

Michelle Miller [CA], Sharonlee Vogel, Bernice Kish, Patty Dugan, Genie Wessel, Roger Chang, John Eberhard, George Laniado, Rusty Toler, Paul Verchinski, and Dale Virginia Wasmus (CA) taking notes.

**Absent/Excused:** Mary McGraw, Katharyn Sunderman, Arleen Tate, Jean Salkeld, and Courtney Barkley

**Introduction of Guests:** Possible At-Large member Elizabeth Johnson and Dr. Robert McAllister, speaker.

**Approval of Agenda:** A motion was made and seconded to approve the Agenda.

**Approval of Minutes:** A motion was made and seconded to approve the meeting minutes from September 2017 as submitted.

**Presentation: Dr. Robert McAllister, Care of Alzheimer's and Related Illnesses**

- 1906: Alzheimer's Disease is first described by Dr. Alois Alzheimer in his patient known only as Auguste D. The patient experienced memory loss, paranoia, and psychological changes. Dr. Alzheimer noted in the autopsy that there was shrinkage in and around nerve cells in her brain.
- 1974: Congress establishes the National Institute on Aging (NIA). To this day, the NIA supports Alzheimer's research.
- 1984: The NIA begins to fund Alzheimer's Disease Centers and establishes a nationwide network for Alzheimer's research.
- Discontinue the use of term "dementia" and instead refer to the disease as Cognitive Disorder, either mild, moderate or severe.
- This illness gets better and then gets worse with increased memory loss and losing a lot abilities.
- Vantage House is remodeling and creating a 24-bed memory care unit.
- To prevent or delay cognitive disorders, stay physically active, keep your brain busy and maintain social interaction.
- There are certain markers in spinal fluid to diagnose Alzheimer's Disease.

**Chair's Report:** Rusty Toler's last meeting is today. There will be no SAC meeting held in December.

### **New Business:**

At -large Appointment: John Eberhard's term is ending; he agreed to continue for another term. A motion was made and seconded to vote in John Eberhard for another term as an At-Large SAC member. Rusty Toler read the letter that Tom O'Connor wrote in the Columbia Flier regarding all the Contingency Fund money should be returned to the villages. A motion was made and seconded that Sharonlee Vogel, Chair of SAC, will write a letter on behalf of SAC in agreement with returning money to the villages.

**Old Business:** - None

### **Liaison Reports**

**Michelle Miller: Columbia Association:** On Friday, 11/10/17, from noon to 1 pm the second annual Veteran's Event will take place at Columbia's lakefront. Michelle attended a CA Capital Budget meeting last week. Some major projects in the draft budget: Renovations have been taking place at the Swim Center and Phase II of a multi-year renovation is taking place at the Athletic Club. New spa and cardio equipment is slated for Haven. On Sunday, 10/22/17, the Oceania Culture Fest will take place at the Miller Branch Library in Ellicott City from 1:30 to 4:30 pm.

At 3:40 pm Sharonlee Vogel had to leave the meeting and turned the meeting over to Bernice Kish, Vice-Chair of the SAC.

### **Member Sharing**

**Bernice Kish:** Moved in to Vantage House and is very happy there.

**Roger Chang:** King Contrivance is having their Volunteer Dinner this Sunday. Roger started working again about one week ago.

**John Eberhard:** Is moving to Vantage House in November. He is still organizing trips for The Village in Howard.

**Genie Wessel:** Starbucks is officially now open along with Smoothie King in Wilde Lake Village Center. There will be a Halloween event for children on 10/27/17 at 4:30 pm in Slayton House and then trick or treating in the Village stores. The weekend of November 10<sup>th</sup> and 11<sup>th</sup>, Artfully Wilde Lake will take place with a display of local artists, fine arts and crafts. The times are 5 to 9 pm on Friday and 10 am to 4 pm on Saturday. One of our Village board members is Laura Torres from HCGH. She works with population health and case management in the county. She has offered Jillian Anderson a Community Health Nurse who is the Case Manager for HCGH program for seniors.

Rusty Toler: Discussed about have the restroom facilities open more often at Lake Elkhorn.

Paul Verchinski: Shared that there will be a pre-submission meeting with Erikson to develop a new, second CCRC [Continuing Care Retirement Community] in Howard County on 11/8/17 at 8 pm.

**Adjournment**: At 3:55 pm a motion was made and seconded to adjourn this meeting.



Safety and Security Committee

Nov. 14, 2017

- Attended the County Executive Public Safety Town Hall on November 8.

The topics discussed were:

The Opioid Epidemic in Howard county concerning the prevention, Identification of the Problem, Treatment, and Enforcement .

Training the community in the use and treatment of drug overdoses with Narcan

How Public Safety is being affected by the opioid problems.

Human Trafficking

Pilot programs in the use of body cameras

Resident remarks:

The county needs to improve the speed of alerts to the general public concerning flooding in the Ellicott City/Font Hill areas

Spiritual support for opioid users may be provided by clergy

Where to get more resources and information on Safety and Security issues in Howard County

Increased police presence to drive out drug dealers

- Neighborhood Meeting with Officer Lopez
  - to discuss various neighborhood concerns of personal safety and security
  - to brainstorm ways to prevent these problems
  - to gain resources to contact in case of concerns



Oakland Mills Safety and Security Committee									
REPORT	BEGINS	10/23/2017	Incident	Weapon Used	Injury	Arrest Made	Notes		
Date Reported	Time	Location							
10/29/2017	5:44 PM	5700 block Oakland Mills Road	Theft From Vehicle	No	No		Resident reported a purse stolen from car.		
11/07/2017	4:57 PM	9400 block Maera Court	Vehicle Theft	No	No		Resident reported motorcycle stolen.		
11/14/2017	7:14 AM	Oakland Mills High School	Assault and Possession of a Deadly Weapon	Yes	No		2 14 year old girls were arguing . Police responded and charged one suspects with assault, possession of a deadly weapon on school property, and disruption of school activities. The other suspect was charged with possession of a deadly weapon on school property.		
Ongoing	Ongoing	Caboose Court Tot Lot	Drug/Drinking Activity	No	No		Residents report finding drug paraphenalia (bags and needles) and empty bottles of alcohol in and around the tot lot. Also residents report that an drunk individual has been seen sleeping/passed out on an area bench.		

Ongoing	Ongoing	Howard County	Phone Scam	No	No	County residents report a new phone scam. The fake calls indicate that a warrant has been issued for missed jury duty and that the resident must pay a fine over the phone. They are directed to pay the fine using Green Dot prepaid cards.
REPORT	ENDS	11/13/2017				

**Oakland Mills Community Association  
Architecture Chair Report  
October 2017**

**PROPERTY CONCERNS AND EXTERIOR ALTERATION APPLICATIONS**

- Visited all properties where applications have been received and attended RAC meetings where they were reviewed. Consulted with Carrie Wenholtz on an as-needed basis when issues arise.
- Welcomed Barron Holmes as a new member of the RAC, following an application and interview process and a confirming vote from the Board.
- Visited all properties where complaints have been received to confirm violations. Have been coordinating with Deb Buie monthly to review the current status of confirmed property violations.
- Scheduled a closed session of the Board, acting as the Architectural Committee, for 14 November 2017.

**RENEW.REHAB.REPLACE WORKSHOP: *PRESERVING COLUMBIA'S TREE CANOPY* (October 28, 2017)**

- Held a very successful event, with more than 50 residents attending.
- Held discussions with CA staff concerning their interest in using the Renew.Rehab.Replace format themselves by sponsoring and continuing a similar workshop series themselves.

**OTHER ITEMS**

- Attended "Enhancing Columbia's Neighborhoods: Learning from Best Practices," the October 25, 2017 CA-sponsored event, with two experts discussing successful programs and opportunities for sustaining neighborhoods and renewing Columbia's older villages.

Lynn-Steven Engelke  
13 November 2017