



oakland mills
we value connections

Oakland Mills Community Association

Village Board Meeting Minutes

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

Board Members: Jonathan Edelson, Chair ~ Chris Esoldo, Vice-chair

Lynn-Steven Engelke, Architectural Committee Chair

Liz Crammond ~ Bill McCormack Jr. ~ Larry Pretlow II ~ Paul Verchinski
Virginia (Ginny) Thomas, Columbia Council Representative



August 14, 2018

OMCA Regular Board Meeting

Mr. Edelson called the regular meeting of the OMCA Board of Directors to order at 7:00 p.m.

Present: Jonathan Edelson, Board Chair; Chris Esoldo, Board Vice-chair; Lynn Engelke, Architectural Committee Chair; Ginny Thomas, Columbia Council Representative; Bill McCormack Jr. (arrived 7:30 p.m.); Paul Verchinski; Sandy Cederbaum, Village Manager; Amy Carpenter, Administrative Assistant.

Absent: Larry Pretlow II

Quorum present: Yes

Also present: See resident list.

Opening of Meeting

- **Ms. Engelke** motioned to approve the July 24, 2018 minutes (ATTACHMENT “A”). **Mr. Esoldo** seconded, and the motion passed (4-0-1, **Mr. Verchinski** abstained).
- **Ms. Engelke** motioned to approve the August 14, 2018 agenda (ATTACHMENT “B”). **Mr. Verchinski** seconded, and the motion passed (5-0-0).

Resident Remarks

- Jim Ehle spoke about Jordan Overlook, a proposed residential active-adult community that will be located on the Dalton outparcel near Canvasback Road in the Thunderhill neighborhood. He asked for the Board’s opinion on the community. A discussion ensued about recent flooding in the area, runoff concerns, traffic flow, and other concerns. Mr. Ehle said there would be a Design Advisory Panel meeting on August 29th. **Mr. Esoldo** asked Mr. Ehle to send him information on the meeting and any other future meetings so that he could try to attend.
- Joel Hurewitz gave an update about the Verizon boxes. The Board discussed the Maryland Public Service Commission meeting that would be held on August 22nd. **Mr. Edelson** informed Mr. Hurewitz that Mr. Verchinski would be speaking at the meeting. He asked that, pending a Board vote later in the meeting, **Ms. Cederbaum** send a community-wide message that Mr. Verchinski would be speaking at the meeting with an attachment of Verizon’s response to the commission and a link to the Oakland Mills website.

New Business

Cedar Realty—Presentation of proposed exterior alterations to the “Dunkin Donuts” building

- **Mr. Edelson** explained the non-residential exterior alteration application process. Kirit Parmar, Dunkin Donuts franchisee, then presented on behalf of Cedar Realty preliminary plans for exterior alterations to the old Columbia Bank building and grounds (ATTACHMENT “C”).
- The Board and residents asked questions concerning signage, location of the dumpster, traffic flow, materials that would be used, etc. **Ms. Engelke** composed a list of additional items that would be needed for the application. She said she would send the list to Ms. Cederbaum to be distributed.
- **Mr. Edelson** also asked that Ms. Cederbaum send out a public notice regarding the exterior alteration plans as part of the exterior alteration application process. After three weeks, public comment on the preliminary plans would be gathered by OM Covenant Advisor Carrie Wenholz and sent to Mr. Parmar and Cedar to include with their responses to the public comments in the application.

Discussion on sending a petition to the FAA regarding BWI noise issues

- **Mr. Verchinski** reviewed the BWI noise issue. He noted that both Howard County and the State of Maryland had sent petitions to the FAA requesting action on airplane noise and suggested that Oakland Mills do the same (ATTACHMENT “D”).
- The Board discussed the feasibility and possible impact of Oakland Mills sending a petition. The Board agreed that sending a letter would enable OMCA to go on record with its complaint, which could be useful if data was collected on the issue. The Board also agreed that Mr. Verchinski should draft a letter to send to the FAA with reference to Howard County’s petition and data on the issue. The letter would be voted on at the August 28th Board meeting during old business.

Old Business

Follow-up discussion of Current and Possible Removal of Tot Lot OM-18 (Castile Court Area)

- **Mr. McCormack** reported on interviews and meetings conducted regarding Tot Lot OM-18 in the Castile Court area (ATTACHMENT “E”). A discussion ensued.
- The Board discussed a proposed survey (ATTACHMENT “F”) that Mr. McCormack drafted. The Board agreed to have the OM Open Space Advisory Committee conduct a shortened survey and then bring the data back to the August 28th Board meeting during old business for further discussion and voting. **Ms. Engelke** said she would email her suggested wording to Mr. McCormack.

Approval of the Non-residential Architectural Advisory Panel (NRAAC) members

Mr. Edelson motioned to nominate Marcelo Amador, Jervis Dorton, Phil Engelke, Dave Smith, and Valerie Smith to the NRAAC. **Mr. McCormack** seconded, and the motion passed (5-0-0).

Board comments before the Maryland Public Service (PSC) Commission on August 22nd

- **Mr. Edelson** reported that Verizon had sent a letter back to the PSC and shared the letter with the Board. The letter included a temporary Verizon email address for input from stakeholders that would be kept open only for the inspection period. **Mr. Edelson** said the email could be shared immediately with the Village. **Ms. Cederbaum** said she would disseminate the email along with information on the PSC’s August 22nd meeting to the Village.
- **Mr. Edelson** motioned that Mr. Verchinski represent the Board at the Maryland Public Service Commission meeting on August 22nd to express the Board’s appreciation to the PSC and Verizon for their plan and to request that the email address be kept open indefinitely rather than just for the duration of Verizon’s inspections.

Oakland Mills Vacant Board Seat

Mr. Edelson said that more than two people had expressed interest in the vacant Board seat. He said that due to scheduling issues, there was a chance that the issue would not be resolved by the September

11th Board meeting. He said Ms. Cederbaum was working with the sub-committee and candidates on scheduling.

Board Chair Report

Mr. Edelson reported that there would be another all-village board chair meeting on September 17th and that Mr. Esoldo would attend in his stead since he had a scheduling conflict. **Mr. Edelson** asked that the Board send any topics they would like brought up at the meeting to Mr. Esoldo.

Columbia Council Representative Report

- **Ms. Thomas** reported on the CA budget timeline and asked that the members of the Board look at the CA FY20 budget and send her items they thought should remain or should not receive funding.
- **Ms. Thomas** thanked Ms. Cederbaum for her help on getting the Stevens Forest playground weeds cleaned up.
- **Ms. Thomas** reported on use of electric scooters in California and suggested implementing their use in Columbia.

Village Manager Report

- **Ms. Cederbaum** referred to her printed manager's report (ATTACHMENT "G").
- **Ms. Cederbaum** said she would be meeting with representatives from Howard County BikeShare the next day and would report back to the Board and ask for its input.
- **Ms. Cederbaum** reported that the CA Board had gotten involved in the management contract benefits issue and that the villages would now have a limited 6-month liability for employee benefits. **Mr. McCormack** motioned to sign the management contract. **Ms. Engelke** seconded, and the motion passed (5-0-0).

Committee Reports

Architectural Committee

- **Ms. Engelke** presented a property for consideration of a letter to CA. **Mr. Edelson** motioned to send a letter to CA regarding the property at 9195 Wintercorn Lane requesting that CA move on the property, put a flag on the property, and maintain the property. **Mr. McCormack** seconded, and the motion passed (5-0-0).
- **Ms. Engelke** updated the Board on the dead trees covenant violations at the Verona. For the Board's information, she read a letter from the Verona's management company, Asset Management, asking for an extension.

Education Committee

Mr. Edelson referred to his printed Education Committee report (ATTACHMENT "F"). He reminded the Board of the Board of Education Candidate Forum that the Education Committee would be hosting at The Other Barn on October 15th.

Safety and Security Committee

See printed report (ATTACHMENT "G").

Bulletin Board

- **Ms. Thomas** said the CA Board would hold a hearing on September 13th about a commercial development across from Lake Elkridge.
- **Mr. Edelson** thanked Ms. Cederbaum and OM Event and Facilities Coordinator Brigitta Warren for a successful OM Pool Party. He also thanked Ms. Engelke and Ms. Cederbaum for helping him understand the NRAAC procedures.

- **Ms. Cederbaum** said CA Board Chair Andrew Stack would be visiting the OM Board during its October 23rd meeting.

Mr. Edelson adjourned the regular OMCA Board meeting at 9:08 p.m.

Respectfully submitted: Amy Carpenter, Administrative Assistant

Action Items:

~~Board – Mr. Esoldo to send broken cable box pictures to Ms. Cederbaum to be used in an email to community about July 18th meeting.~~

~~Staff – Ms. Cederbaum and Mr. Edelson draft letter to Office of Highways regarding roadway and pedestrian safety initiatives at 108/Mellonbrook as per the new county courthouse relocation to Bendix Road~~

~~Ms. Cederbaum – advertise vacant board position~~

Action items from June 26

~~Board: Ms. Crammond will send Ms. Cederbaum a letter about Patapsco State Park~~

~~Staff: Obtain Weis stats on WIC and Snap purchase data~~

~~add Weis discussion to Old Business for July 10~~

~~Ms. Cederbaum send board electronic version of VCCP, Feasibility Study, and Columbia Market Survey~~

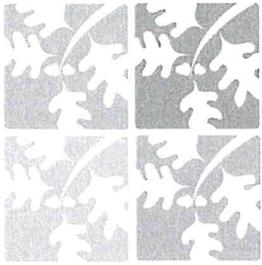
Action items from June 12

Action Items from May 22:

~~Board: Mr. McCormack – continue to follow up w/Mr. DiTomaso to obtain requested information from Mr. Engel (HC Housing Commission~~

Action Items from March 27:

~~Board: Board members find out if Thunder Hill residents have concern with Summer Hollow Lane entrance into Blandair Park North~~



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Lynn-Steven Engelke, Architectural Committee Chair
Liz Crammond ~ Bill McCormack Jr. ~ Larry Pretlow II ~ Paul Verchinski
Virginia (Ginny) Thomas, Columbia Council Representative



July 24, 2018

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; Chris Esoldo, Board Vice-chair (called in); Lynn Engelke, Architectural Committee Chair; Ginny Thomas, Columbia Council Representative (arrived 7:09 p.m.); Bill McCormack Jr.; Larry Pretlow II; Sandy Cederbaum, Village Manager; Amy Carpenter, Administrative Assistant.

Absent: Paul Verchinski

Quorum present: Yes

Also present: See resident list.

Opening of Meeting

- **Ms. Engelke** motioned to approve the July 10, 2018 minutes (ATTACHMENT "A"). **Mr. McCormack** seconded, and the motion passed (5-0-0).
- **Ms. Engelke** motioned to approve the July 24, 2018 agenda (ATTACHMENT "B"). **Mr. McCormack** seconded, and the motion passed (5-0-0).

New Business

Discussion of Current and Possible Removal of Tot Lot OM-18 (Castile Court Area)

- Steve Boswell, Columbia Association's project manager for Capital Improvements, shared data regarding usage of tot lot OM-18 near Castile Court. CA camera footage taken for a month-long period in the fall indicated that the area had been visited by only one person. Mr. Boswell proposed that the tot lot be removed. The Board asked questions about how the space would be used after the tot lot was removed. Mr. Boswell answered that the space would convert to unmowed, natural CA open space.
- Al Edwards, Assistant Director of CA Open Space, said that CA was re-inspecting tot lots in all the villages to make improvements. CA found that various features of the OM-18 tot lot made it impossible to replace due to safety and regulatory issues. He said that resources normally used for tot lot OM-18 would be redirected to other tot lots in the village.
- Judy Gottsagen, co-chair of OM's Safety and Security Committee, shared pictures of the OM-18 tot lot. She said the tot lot was 44 years old and that the original riding toys in the lot had been removed and never replaced. She pointed out that the lot was hidden from view and that the area was not safe.
- **Mr. McCormack** pointed out that there was no line of sight to the tot lot, so parents did not feel safe

about sending their children to play on it. He said he would like the area to be improved by cutting brush and bamboo back and restoring the area to maintained Open Space with good sight lines.

- **Mr. Edelson** asked Mr. Edwards what CA's timeline was for removing the tot lot. He answered that CA would not be making plans until the fall. **Mr. Edelson** said the issue would be brought back as old business at the next Board meeting and that the Board could make a decision then whether to agree or object to CA's plans for the OM-18 tot lot.

New County Courthouse and Pedestrian/Bicyclist Safety at 108/Mellenbrook/Bendix Roads

- **Mr. Edelson** reviewed safety concerns at the intersection of route 108 and Mellenbrook/Bendix Roads and shared a draft of the letter he planned to send to the County, which he had previously emailed to the Board. The Board gave feedback.
- **Ms. Engelke** motioned to send the letter to the County. **Mr. McCormack** seconded, and the motion passed (5-0-0).

Oakland Mills Vacant Board Seat

- **Mr. Edelson** briefly reviewed the previous process used for appointing a new Board member. He asked the Board if it wanted to follow the same process for the current Board seat vacancy. The Board agreed that it would like to follow the same process.
- **Mr. Edelson** asked for a timeline. The Board agreed to ask that potential candidates respond with their letters of interest by August 15th. The Board's final interview of potential candidates and decision on appointment would occur at the August 28th Board meeting.
- **Mr. Edelson** asked which members of the Board would like to volunteer to narrow down the field of candidates if more than two individuals applied. **Ms. Engelke, Mr. Pretlow, and Mr. Edelson** volunteered.

Exterior Changes to Dunkin Donuts Space

Kirit Parmar, Dunkin Donuts franchisee, discussed timing of exterior alteration applications. Mr. Parmar said he would be working with Cedar, the County, and Oakland Mills in this regard. **Mr. Edelson** informed Mr. Parmar of the application process and **Ms. Carpenter** provided application deadlines and RAC meeting dates.

Board Chair Report — CA President/CEO's Strategic Initiative memo for FY19 Relating to the OM Village Center

- **Mr. Edelson** said that Ms. Thomas alerted him about CA President/CEO Milton Matthew's strategic initiative memo for FY19. The second point of the memo was about Mr. Matthew's plans to focus on OM Village redevelopment.
- A discussion ensued. **Ms. Thomas** said the CA Board of Directors would be meeting on Thursday to discuss Mr. Matthew's strategic initiative memo. She asked for the Board's input on what she should say to the CA Board on the issue. After discussion, the Board decided to recommend the broad goal of CA forming an equal partnership with the Oakland Mills Board of Directors to revitalize/redevelop the village center area and then work with Mr. Matthews to add specific goals under that broader goal, in accordance with OM's Village Center Community Plan. **Mr. Edelson** volunteered to distill the Board's recommendations into two to five sentences and send them to Ms. Thomas so she could present them to the CA Board. The Board agreed.

Columbia Council Representative Report

- **Ms. Thomas** said that the CA President/CEO's proposed strategic goals had been covered under the Board Chair's report.
- **Ms. Thomas** asked **Mr. Edelson** about the letter (ATTACHMENT "C") the Board had agreed to send to the County proposing that it consider Oakland Mills for a multigenerational center. He answered that

the draft had been sent out to the Board, feedback had been given, and the Board had agreed that the letter was ready, so the letter would be sent out soon. **Ms. Thomas** responded that she had spoken with Diane Wilson, Chief of Staff to County Executive Kittleman, and that Ms. Wilson said the County had toured the former Weis space with Cedar Realty to consider the feasibility of the space for the East Columbia 50+ Center. **Mr. Edelson** asked if Ms. Thomas's report changed the Board's position on sending out the letter. The Board agreed that it did not change their position since the letter only asked that Oakland Mills in general be considered for a multigenerational center and no specific location was recommended.

Village Manager Report

- **Ms. Cederbaum** referred to her printed manager's report (ATTACHMENT "D").
- **Ms. Cederbaum** reported on a proposed twenty-one-unit active adult community called Jordan Overlook that has been proposed for the outparcel Dalton area near Canvasback Drive in Thunder Hill. **Ms. Cederbaum** asked the Board if it would like her to send a message to residents alerting them of the proposal and pre-submission community meeting that would be held on August 20th. The Board agreed that it would like her to send the information to the residents. **Ms. Cederbaum** said people could send any concerns to HC DPZ and copy County Councilmember Calvin Ball.

Committee Reports

OM Open Space Advisory Committee

OM Open Space Advisory Committee Co-chair **Mr. McCormack** reported on the recent Resident Speak-out. He said that he and his co-chair, Gerry Witte, would research issues the residents brought up and report back to the Board. **Ms. Cederbaum** said the issue a resident had reported concerning the intersection of 175 and Thunder Hill Road had been cleaned up by the County.

Architectural Committee

Ms. Engelke said that there was a reduction in the number of applications for exterior alterations but that the quality of proposed changes was very good.

Safety and Security Committee

Refer to printed report (ATTACHMENT "E").

Bulletin Board

- **Mr. Edelson** said that he and Ms. Cederbaum had communicated by phone and email with OM's two new principals. Another meet and greet with the principals would hopefully be planned for the fall.
- **Mr. Esoldo** pointed out the shirt that Mr. Pretlow was wearing. The Board liked the shirt and asked that Ms. Cederbaum look into ordering similar shirts.
- **Mr. Pretlow** said that he was still working on plans for the outreach committee and setting up a date to meet with residents.

Mr. Edelson adjourned the regular OMCA Board meeting at 8:38 p.m.

Respectfully submitted: Amy Carpenter, Administrative Assistant

Action Items:

~~Board — Mr. Esoldo to send broken cable box pictures to Ms. Cederbaum to be used in an email to community about July 18th meeting.~~

~~Staff — Ms. Cederbaum and Mr. Edelson draft letter to Office of Highways regarding roadway and pedestrian safety initiatives at 108/Mellonbrook as per the new county courthouse relocation to Bendix Road~~

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Staff: Obtain Weis stats on WIC and Snap purchase data

add Weis discussion to Old Business for July 10

~~Ms. Cederbaum send board electronic version of VCCP, Feasibility Study, and Columbia Market Survey~~

Action items from June 12

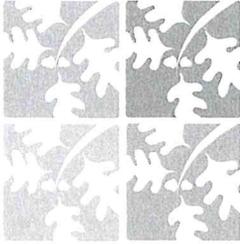
Action Items from May 22:

Board: Mr. McCormack – continue to follow up w/Mr. DiTomasso to obtain requested information from Mr. Engel (HC Housing Commission)

Action Items from March 27:

Board: Board members find out if Thunder Hill residents have concern with Summer Hollow Lane entrance into Blandair Park North

DRAFT



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Village Board**

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Lynn-Steven Engelke, Architecture Committee Chair;

Bill McCormack Jr., Larry Pretlow II, Paul Verchinski

Columbia Council Representative: Virginia (Ginny) Thomas

**Oakland Mills Board of Directors Meeting
Tuesday, August 14, 2018**

- 7:00 p.m. Opening of meeting**
Approve Minutes from July 24, 2018 Board Meeting
Approve Agenda for August 14, 2018 Board Meeting
- 7:05 p.m. Resident Remarks (5 min)**
- 7:10 p.m. New Business (40 min)**
Cedar Realty – Presentation of proposed exterior alterations to the “Dunkin Donuts” building. (30 min)
- Discussion about sending a petition to the FAA regarding the BWI noise issues, Paul Verchinski, BWI Roundtable Member and Board Discussion (10 min)**
- 7:50 p.m. Old Business (25 min)**
Follow-up Discussion of current use and possible removal of Tot Lot OM-18 (Castile Court area), CA Open Space and Board discussion (5 min)
- Approval of Non-Residential Architecture Advisory Panel Members (10 min)**
- Board comments before the Maryland Public Service Commission on Aug. 22, Board Discussion (5 min)**
- Oakland Mills Vacant Board Seat, Board discussion (5 min)**
- 8:15 p.m. Board Chair Report, Jonathan Edelson (10 min)**
- 8:25 p.m. Columbia Council Rep. Report, Virginia (Ginny) Thomas (10 min)**
CA FY 20 budget schedule update
Electric scooters in California
- 8:35 p.m. Village Manager Report, Sandy Cederbaum (10 min)**
Approval of FY19-FY24 CA/Village Management Contract
- 8:45 p.m. Committee Reports (20 min)**
Architecture, Lynn Engelke
Education, Jonathan Edelson
- 9:05 p.m. Board Bulletin Board (5 min)**
- 9:10 p.m. Adjourn**

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

All events are held at The Other Barn unless otherwise noted

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

Aug. 16, 5:00 p.m., Bike with a Cop

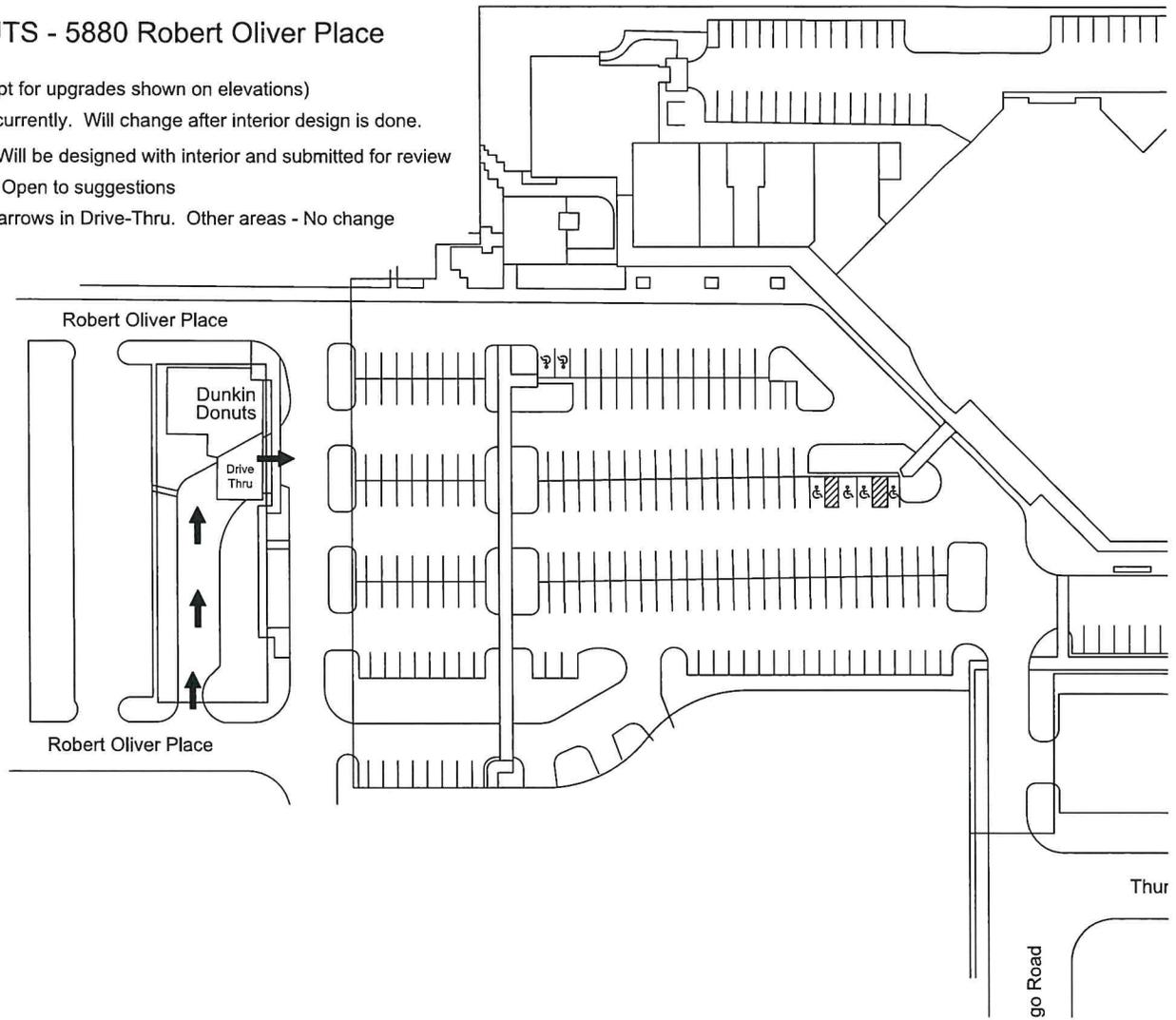
August 28, 7:00 p.m., OMCA Board Meeting

Sept. 11, 7:00 p.m., OMCA Board Meeting

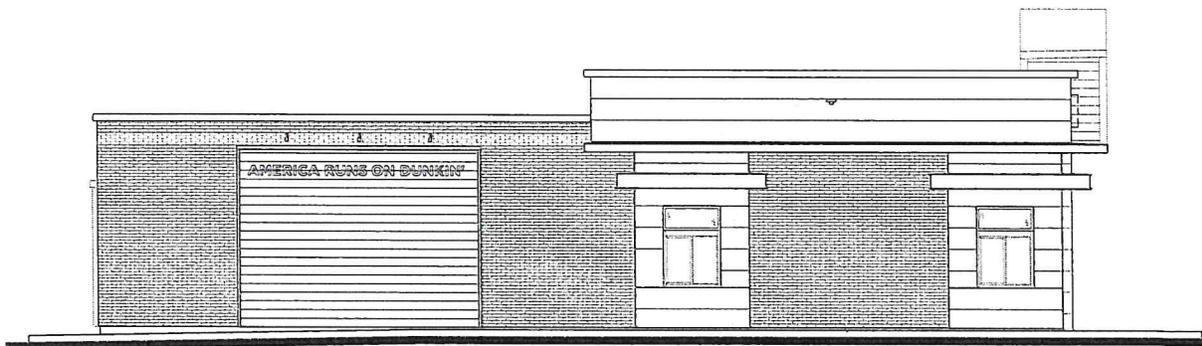
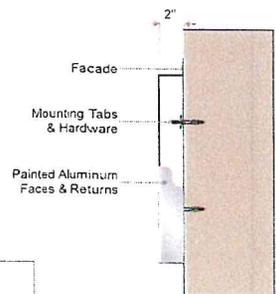
Sept. 16, 5:00 p.m., Jazz in the Mills presents Lavenia Nesmith with Steve Washington

DUNKIN DONUTS - 5880 Robert Oliver Place

- Building: No change (except for upgrades shown on elevations)
- Landscaping: Maintained currently. Will change after interior design is done.
- Exterior Building Lighting: Will be designed with interior and submitted for review
- Dumpster: Location TBD - Open to suggestions
- Traffic Flow: As shown by arrows in Drive-Thru. Other areas - No change



AMERICA RUNS ON DUNKIN'



- Aluminum fabricated letters with painted faces & returns
- - Painted White (faces)
- - Painted AkzoNobel Brushed Aluminum (returns)
- Letters mounted flush to facade

PMS	Vinyl / Paint	SIZE	H1	WT	S.P (BOX)	S.P (ACT)
PMS 165	2x 4000-1000	1/2"	100"	10"		
PMS 219	2x 4000-1000	1/2"	100"	10"		
PMS 7340	2x 4000-1000	1/2"	100"	10"		
WHITE		Depth	1/2"	1/2"		



The intent of this drawing is to show a conceptual representation of the proposed signage. Due to variations in printing devices and substrates the finished product may differ slightly from drawings.

"AROD" HORIZONTAL CHANNEL - Fabrication / Install Details

Date: 1/18/2018
 Scale: 1/8"
 Drawn: P. Thompson

DRAWING NAME: **DD-BS-03**



Quick Service Restaurant and Food Design Group, LLC

1000 North Point Lane, Suite 100, Rockville, MD 20850
Tel: 301.251.1000

DUNKIN'

dunkin'
STORE #357632
ROBERT OLIVER PLACE
OAKLAND MILLS, MD

REVISION

NO.	DATE	DESCRIPTION

DWG DATE: 04-06-16
DRAWN BY: STAFF
PROJECT NO: 16-01
DWG TITLE:

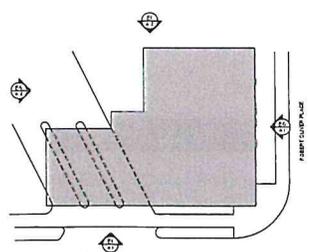
EXTERIOR ELEVATIONS

SHEET NO.
A-1



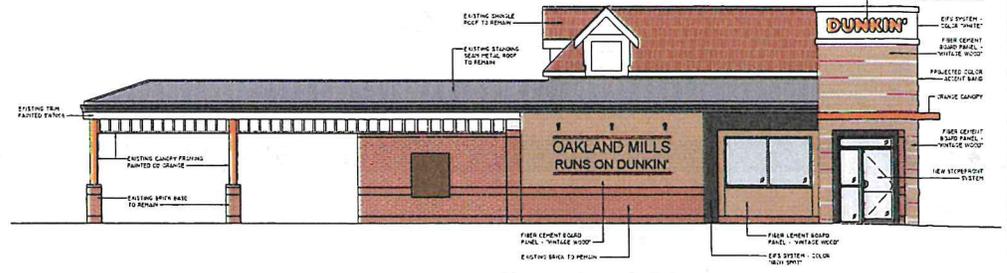
E6 EXTERIOR ELEVATION

SCALE: 1/4" = 1'-0"



A1 KEY PLAN

SCALE: 1/4" = 1'-0"



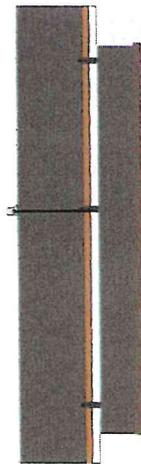
E1 EXTERIOR ELEVATION

SCALE: 1/4" = 1'-0"

W1

DUNKIN'

H1



5" Deep aluminum returns
 Use Stock Pre-Finished Aluminum
 Returns if available or paint
 Exterior finish to match PMS 7340

SIDE VIEW LETTERS DETAIL
 TYPICAL UNITS

	PMS	Vinyl / Paint	SIZE	H1	W1	S.P. (BOX)	S.P. (LGT)	
DUNKIN'	PMS 165	SP #250-025	5m	18	120			The intent of this drawing is to show a conceptual representation of the proposed signage. Due to variations in printing devices and substrates the finished product may differ slightly from drawings.
	PMS 219	SP #250-025	5m	18	120			
	PMS 7340	SP #250-025	5m	18	120			
	WHITE		5m	18	120			

HORIZONTAL CHANNEL - Fabrication / Install Details

Date: 1/16/2016
 Scale: 1/8"
 Drawn: P. Chiriboga

DRAWING NAME:

DD-BS-01

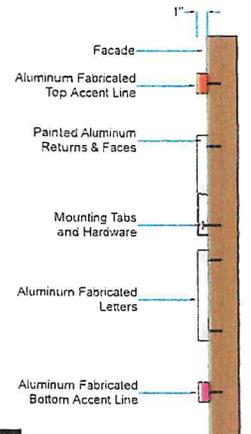
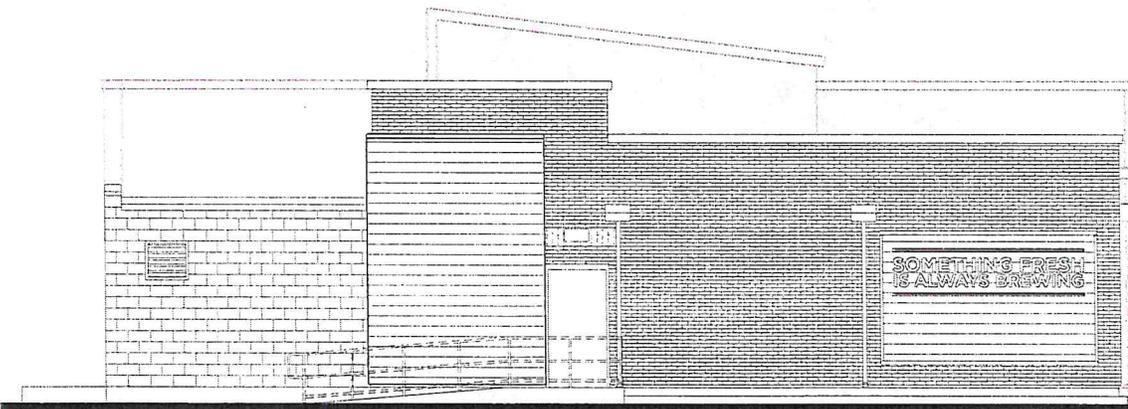


Description: Fabricated dimensional graphics.

- 1" deep aluminum fabricated letters and accent lines, with painted faces & returns.
- inset welded mounting tabs for affixing installation hardware studs

Typeface/Graphics:
• Copy - Gotham Bold

- Colors:
- Copy
 - Painted AkzoNobel Brushed Aluminum (returns)
 - Painted White (faces)
 - Accent Lines
 - Painted DD Orange PMS #165c (faces & returns)(top line)
 - Painted DD Magenta PMS #219c (faces & returns)(bottom line)

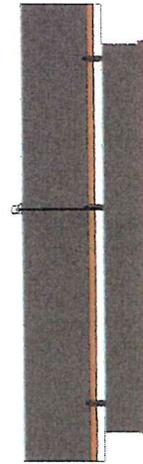
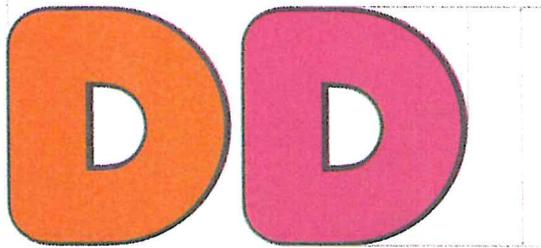


	PMS	Color / Paint	SIZE	H1	WT	S.P. (BOX)	S.P. (ACT)	
DUNKIN'	PMS 165	Orange	165	1.75"	0.75"			The intent of this drawing is to show a conceptual representation of the proposed signage. Due to variations in printing devices and substrates the finished product may differ slightly from drawings.
	PMS 219	Magenta	219	1.75"	0.75"			
	PMS 7540	White	7540	1.75"	0.75"			
			Quantity	1.75"	0.75"			

"SFIAB" HORIZONTAL CHANNEL - Fabrication / Install Details

Date: 10/20/18
Scale: 1/8"
Drawn: RChapman

DRAWING NAME: **DD-BS-04**



3" Deep aluminum returns
Use Stock Pre-Finished Aluminum
Returns if available or paint
Exterior finish to match PMS 7540

SIDE VIEW LETTERS DETAIL

PMS	Vinyl / Paint	SIZE	Ht	Wt	S.P (BOX)	S.P (ACT)
PMS 169	Orange	100	100	100		
PMS 219	Pink	100	100	100		
PMS 7540	White	100	100	100		
	White	Custom	100	100		

DUNKIN'

The intent of this drawing is to show a conceptual representation of the proposed signage. Due to variations in printing devices and substrates the finished product may differ slightly from drawings.

HORIZONTAL CHANNEL - Fabrication / Install Details

Drawn: 1/18/2018
 Scaled: 1/18/2018
 Drawn: J. Chappell

DRAWING NAME:

DD-BS-02

SPECIFICATIONS

DESCRIPTION:

MR16 halogen sign light with a 24" 90° stem extension. Suitable for wet/damp/dry location installations.

MATERIAL:

Standard overall material is 6061 aluminum.
HL-716 - Machined Aluminum

FINISH:

- AA - Anodized Satin Aluminum
- AP - Powder Coat Aluminum
- BK - Powder Coat Black
- BZ - Powder Coat Bronze
- WT - Powder Coat White

HALOGEN LAMPING OPTION:

Lamp Type - 12V halogen MR16 lamp, bi-pin GX5.3 base, 50W max, not included.

LED OPTIONS:

Integral high output LED, warm white (3000K CCT) standard, others available.

- 3LED - 3W LED
- 8LED - 8W LED

Optics

- SP - Spot, 12°
- NF - Narrow Flood, 24°
- FL - Flood, 36°

VOLTAGE:

12 - 12 VAC output transformer required, not included.

MOUNTING:

Fixture is equipped with a 4.75" mounting plate and (2) mounting screws.

OPTIONS:

Glare shields

- GL-10 - Short Angled, aluminum
- GL-11 - Angled, aluminum
- GL-13 - Straight, aluminum

Lenses/Louvers/Color Filters

- LA-1 - Hexcell Louver (Black)
- LA-2 - Prismatic lens
- LA-3 - Linear spread lens
- LA-4 - Soft focus lens (diffused)
- LA-5 - Moonlight lens
- LA-6 - Blue lens

See fixture accessories for more information.

SAMPLE ORDER SPECIFICATION:

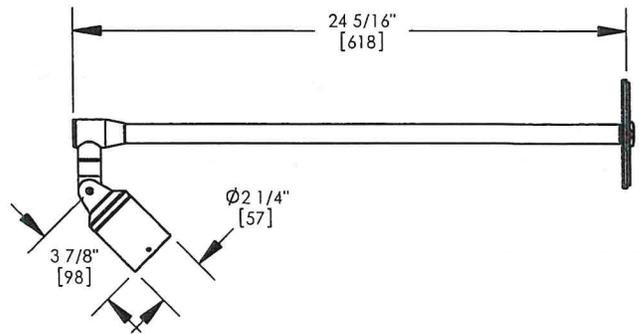
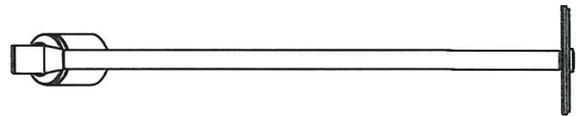
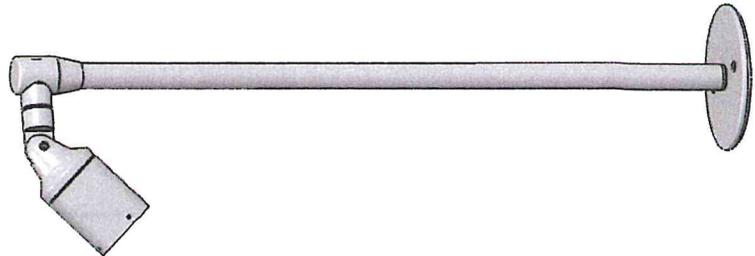
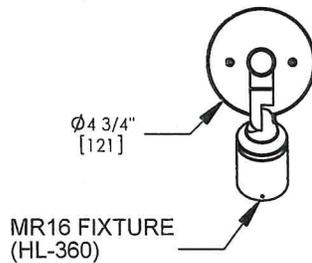
HL-716-AA-12-GL-13-LA-3

RATING:

Wet/damp/dry location.



MADE IN THE USA



ORDER SPECIFICATION: _____

Fixture - Finish - Lamping - Voltage - Options/Access.

PROJECT: _____

APPROVED: _____

NOTE: _____

TYPE: _____

HEVI LITE, INC.

9714 Variel Ave, Chatsworth, CA 91311
 Tel., (818) 341-8091 - Fax (818) 998-1986
 Web Site <http://www.hevilite.com>

CATALOG NUMBER:

HL-716

ATTACHMENT ①

From: Paul Verchinski [<mailto:verchinski@yahoo.com>]

Sent: Friday, August 10, 2018 7:22 AM

To: Sandy Cederbaum; Jonathan Edelson; Bill McCormack; Lynn-Steven Engelke; Chris Esoldo; Ginny Thomas; Larry Pretlow

Cc: Paul Verchinski

Subject: Agenda Background for Discussion on a Possible Petition to the FAA by OMCA

I'm attaching for your reading pleasure (or if you cannot sleep), the Petition sent by HoCo regarding Next Gen. I would propose sending a similar abbreviated letter to the FAA on behalf of OM residents. The only difference that I would propose is that Environmental Justice was not considered by the FAA since the Runway 28 flight path goes over the highest poverty Census Block tract in OM.

Howard County, Maryland

Howard County Office of Law

*3450 Court House Drive
Ellicott City, Maryland 21043
410-313-2100*

July 18, 2018

Mr. Daniel K. Elwell
Acting Administrator
Federal Aviation Administration
800 Independence Avenue, SW
Washington, DC 20591

RE: Howard County, Maryland's Administrative Petition for Action

Dear Mr. Elwell:

Enclosed, please find a Petition for Action requesting that FAA take immediate action to reverse significant harmful impacts on Howard County and its citizens directly related to the implementation of new flight paths and procedures at Baltimore/Washington International Thurgood Marshall Airport.

In anticipation of litigation, Howard County requests a litigation hold for all documents and records, electronic and otherwise, in the possession or control of FAA that are in any way related to the development and implementation of NextGen in the DC Metroplex from 2010 to present.

I look forward to your timely response.

Sincerely,

HOWARD COUNTY OFFICE OF LAW



Gary W. Kuc, Esquire
County Solicitor

GK
Enclosure

Neglected Tot Lot - OM18



The Castile Court tot lot - designated OM18 - is located at the top of the Castile Court bike path. A narrow, neglected bike path leads from Castile Court to the tot lot. The tot lot is substantially hidden from view by surrounding vegetation. Aside from the one "yellow pipe", there are no other play items for children. It is safe to assume that no young family would feel safe visiting this tot lot.

Castile Court Tot Lot OM 18

Howard County Police Officer Roberto Lopez and Bill McCormack met at the Castile Court tot lot on Thursday, August 9th to assess the tot lot and the surrounding area. Our half-hour long discussion covered many issues. Officer Lopez's observations and recommendations follow.

Observations - Specific

The tot lot and surrounding area have been neglected for quite a while. Only one usable piece of play equipment makes the tot lot unattractive for use. Neglect leads to decreased use for play and an unsafe environment that encourages use for illegal behavior.

The tot lot is hidden from view from both pathway approaches and from the nearby streets. Closed sight lines contribute to an unsafe environment.

Observations - General

Majority of illegal behavior on the CA pathway system occurs in secluded, hidden areas with closed sight lines. Very little illegal behavior occurs in open areas with good sight lines.

In general criminals prefer closed, secluded, dark areas for illegal behavior. Open areas with good sight lines and good lighting deter illegal behavior.

There are other neglected tot lots in Columbia.

Recommendations

Add value to the local neighborhood by finding an alternative use.

If an alternate use is found, then open up the area by cutting back brush to open up sight lines from surrounding streets and pathway approaches.

Based on success in Long Reach and elsewhere, consider converting tot lot for use as a small run for dogs by fencing in the area currently within the existing landscape ties. Open up sight lines from the surrounding streets and the pathway approaches to the lot. Many people who live in single family homes have dogs. (Note: Columbia Pointe Apartments installed a small run for dogs because over half their residents have dogs. It serves as a social gathering point. BMC)

Post signs at all street entrances to the pathway system. Signs state this is private property owned by CA, and the property is closed from 10:00 pm until 5:00 am. Wilde Lake has done a fairly good job of this. This allows police to enter on private property during closed hours to investigate illegal activity. Signage helps in court prosecution because the judge can tell the defendant that you knew you were on private property during closed hours.

If the tot lot is dismantled, and no alternate uses are found, then let the area go to nature.

Officer Roberto Lopez
Howard County Police Department

Bill McCormack Jr.
OM Board member
Co-Chair OM Open Space Advisory Committee

August, 2018

Castile Court Tot Lot OM 18

The three of us met at the Castile Court tot lot on Monday, August 6th, to assess the tot lot and the surrounding area. Our hour long discussion covered many issues. Our observations and recommendations follow.

Observations

Tot lot equipment consists of one “yellow pipe” and one “T” bar swing support structure which has not had swings for over two years. Two riding units were burnt out two years ago. They were removed and not replaced. Tot lot has a landscape ties perimeter holding a wood chip base. A bench faces the tot lot. Bamboo, an invasive species, and underbrush grow right up to landscape ties on two sides. Two sides are a little more open, but the tot lot location at the corner on the pathway with trees and underbrush along the pathway is more hidden than out in plain sight. The lack of equipment, lack of open set back around the landscape ties, and lack of clear open sight lines make this tot lot very uninviting. Lack of proper tot lot maintenance over the years is an issue.

The pathway from Parallel Lane to Castile Court and continuing across Farewell Road has been used as easy access for drug dealing activity. This was very rampant when a home on Farewell was used for drug activity.

Contrast this tot lot with two new ones at Stevens Forest Neighborhood Center and Lake Elkhorn across from the Owen Brown Village Center. The new ones have a lot of play equipment and have very open sight lines. The two new ones are heavily used.

Pathway paving up to tot lot is in bad repair.

The whole area leading to the tot lot and the tot lot itself used to be more open with better open sight lines. This can be seen by looking at aerial photographs over the last 47 years at:
<https://data.howardcountymd.gov/InteractiveMap.html>.

Recommendations

Administer questionnaire on the tot lot for residents on Fallen Stone, Castile Court and Farewell Road who are near the tot lot. The ultimate determination of the tot lot and surrounding area can affect their property values.

CA conduct comprehensive study of all tot lots. A much larger issue is an assessment of all tot lots in the context of open space. Isolated piece meal proposed closings avoid the bigger issue. What kinds of tot lots and what locations attract significant use? What should be done with locations that warrant closing? All of this should be considered in the context of comprehensive open space management to provide enriched experiences for all our residents where there is something for everyone. Our open space should be a well-planned and well maintained crown jewel that enhances property values, and not a neglected obligation that becomes paradise lost.

CA increase funding for Open Space Management. Central to the open space management issue is the CA budget. The glossy CA brochure that accompanies our lien fee bill in July shows the 2018 expense

budget of about \$13 million for Open Space Management and Facilities. There is about \$26 million in revenue from residential lien fees. The only CA facility that lien payers can use for that lien fee is open space. All other facilities like the pools, gyms, tennis clubs, etc. require a membership fee. Therefore, the lien payer is only getting about 50 cents back in open space for every dollar in lien fee.

CA repair the paving of the pathway in the tot lot area.

CA remove the invasive species, bamboo, from the tot lot area regardless of the final disposition of the tot lot.

Additional information

Websites:

<https://www.cpsc.gov/s3fs-public/325.pdf>

<https://www.nsc.org/home-safety/safety-topics/child-safety/playgrounds>

<http://hawkwoodca.com/hca-initiatives/playgrounds/totlots/>

<https://data.howardcountymd.gov/InteractiveMap.html>

Notes:

1. Most all pictures in the above publications that show tot lot/playground equipment show open areas around the tot lot. None are secluded.
2. There is very little information about the surroundings and locations of tot lots. Most all info focused on the tot lots themselves. Page 6 of publication 325 above, under 2.2.5, Sight Lines, says, "Visual barriers should be minimized as much as possible."

Judy Gottsagen
Forty-five year resident of Castile Court
Former OM Board member
Co-Chair OM Safety and Security Committee

Gerry Witte
Co-Chair OM Open Space Advisory Committee

Bill McCormack Jr.
OM Board member
Co-Chair OM Open Space Advisory Committee

August, 2018

Castile Court Tot Lot OM 18

Background

The Columbia Association's Open Space and Facility Services Department has notified our Oakland Mills Village Board that they want to close the Castile Court tot lot (OM18) and let that area go natural. The purpose of this survey is to obtain local residents feedback concerning the proposed change.

Are you familiar with the tot lot?

Do you use the tot lot? If not, why not?

Do you object to the Castile Court tot lot be dismantled?

Would you rather see the Castile Court tot lot be renovated?

If you recommend renovation, do you want to see some of the surrounding vegetation cleared out in order to make the tot lot more appealing?

If you favor removal of the Castile Court tot lot, what should be done with the existing land?

Manager's Report

Submitted by Sandy Cederbaum on August 9, 2018 for the August 14, 2018 Oakland Mills Board Meeting

Updated Task list submitted.

ACTION ITEM: Vote on the FY19-FY24 CA/Village Management Contract (final unsigned version attached). This has been shared and discussed with board at numerous stages and the last issue was regarding benefit reimbursement.

Management Contract: CA Board to the villages' suggested change to the management contract with regard to benefits. This text was added to the Management Contract:

If there are changes in Association benefit-eligible employee status or plan participation in between annual Fall calculations, the Association shall be responsible for the first six months of increased cost.

Daily Issues that Manager is working on:

Facility Inspections: Attended annual walk through of all facilities with CA Construction.

Replacement Silo stair flooring was installed. Problems still exist and CA is working w/company on how to resolve. Bode floors will order more material and replace the steps to hopefully correct the problem.

Neighborhood Centers: Met with a potential tenant for THNC. She currently has a daycare in Dorseys Search and I receive excellent references. She's checking with state licensing to see if the building in its current condition is acceptable for her daycare.

Bookkeeping, payroll, daily facility and HR issues.

FY 19 1st Quarter Financials being compiled, Payroll, 401K processing, employee HR issues, meeting agendas, and staff meetings along with facility related issues.

Pool Party – 75 attendees – great event. Many thanks to Brigitta Warren for organizing and Eli Warren for volunteering.

Emails Listserv: 1278 emails (+2)

OMCA Education Committee Meeting
July 24, 2018
The Other Barn

Attendees: Peggy Skaggs, Amy Brooks, Al Romack, Jessica Mahajan, Lena Kennedy, Sandy Cederbaum, Jonathan Edelson

The sole agenda item was a Board of Education Candidates Forum to be hosted by OMCA and its Education Committee at The Other Barn before the start of early voting.

- The Committee discussed several dates and arrived at October 15
 - Update: October 15, 7-9 pm at The Other Barn is confirmed as the event date after Ms. Cederbaum contacted candidates to inquire about availability
- The Committee determined that OMCA would organize and sponsor the event and Ms. Cederbaum would ask other Villages to publicize it. Mr. Edelson will (now has) ask Allview Area Civic Association to publicize it.
- The Committee discussed format and agreed to follow the format used in the past BOE forums hosted by the Education Committee:
 - Ms. Cederbaum will contact the Mediation and Conflict Resolution Center to see if they are available to moderate
 - The Education Committee will provide the candidates 4 questions within a month of the forum and ask each candidate to provide written responses to each question by noon October 8.
 - The Education Committee will solicit questions and topics from the community via social media (Mr. Edelson has created an event on the OM Schools Discussion Facebook group; Ms. Cederbaum will use OM Village social media and listserv to communicate)
 - The Education Committee will use its August meeting to review topics and finalize the 4 questions
 - The first half of the forum will be an opportunity for each candidate to pick a topic of most interest to him/her and speak about it for 5 minutes. Speaking order will be via random selection.
 - The second half of the forum will be audience Q&A. Questions may be directed to a specific candidate, but all will be given one minute to respond. Response order (other than allowing a candidate specifically asked to respond first) will be via random selection.
 - Education Committee members will assist the audience by providing note cards to write down questions and collecting them at the end of the forum.
- The Education Committee brainstormed potential topics:
 - Suspension data
 - What representation means to each candidate
 - Foreign language provision
 - Equitable staffing

- Wellness Policy/health food
- Outreach to underrepresented communities
- Transparency and community engagement
- Facility conditions and renovation policies

Oakland Mills Safety and Security Committee							
REPORT	BEGINS	07/20/2018	Incident	Weapon Used	Injury	Arrest Made	Notes
Date Reported	Time	Location	Incident	Weapon Used	Injury	Arrest Made	Notes
7/6/2018 (previously unreported)	8:24 PM	9600 block Basket Ring Road	Weapons Violation	Yes	No		Reports of several males shooting a gun. Investigation continues.
07/29/2018	12:48 PM	Kilimanjaro Road & Standon Place	Weapons Violation	Yes	Yes	✓	Police responded for an initial report of a robbery and shooting at the above location and discovered an adult male with a gunshot wound to his leg. The man was transported to the hospital where he then reported that he had accidentally shot himself in his vehicle. The investigation is ongoing.
08/02/2018	8:18 PM	5900 Gales Lane	Robbery	Yes	No		Two juvenile male victims reported that they were walking on the pathway around the Push Cart pond, when they were approached by two male suspects, one of whom displayed a handgun and the other displayed a knife. The suspects stole one victim's cell phone before fleeing with a female. No one was injured. The investigation is ongoing.

Date Reported	Time	Location	Incident	Weapon Used	Injury	Arrest Made	Notes
08/06/2018	1:43 AM	5800 block Robert Oliver Place	Attempted Robbery	Maybe	No		Two adult male victims reported they were sitting on the rear patio of the Second Chance Saloon when they were approached by two male suspects with their faces partially covered. One suspect implied a weapon and demanded the victims' belongings. The suspects then fled without stealing anything. No one was injured. The investigation is ongoing.
08/06/2018	7:43 PM	5700 block Oakland Mills Road	Theft from Vehicle	No	No		Resident reported a tag stolen off vehicle.
08/08/2018	6:00 PM	5800 block Stevens Forest Road	Theft from Vehicle	No	No		Resident reported vehicle break-in. Unsure if anything was stolen.
8/8-9/2018	Overnight	5700 block Stevens Forest Road	Vehicle Break-in	No	No		Resident reported vehicle break-in. Nothing reported stolen.
REPORT	ENDS	08/10/2018					