



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



January 8, 2019

OMCA Regular Board Meeting

Mr. Edelson called the regular meeting of the OMCA Board of Directors to order at 7:05 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.; Larry Pretlow II (left at 8:50 p.m.); Paul Verchinski; Bageshwar Verma; Sandy Cederbaum, Village Manager; Amy Carpenter, Administrative Assistant

Absent: none

Quorum present: Yes

Also present: See resident list

Opening of Meeting

- **Ms. Engelke** motioned to approve the December 11, 2018 minutes (ATTACHMENT “A”). **Mr. McCormack** seconded, and the motion passed (6-0-1, **Mr. Verma** abstained).
- **Mr. McCormack** motioned to accept the January 8, 2019 agenda (ATTACHMENT “B”). **Mr. Verchinski** seconded. **Ms. Engelke** motioned to amend the agenda to include a meeting of the Architecture Committee after the village manager’s report. **Mr. Edelson** seconded, and the motion to amend the agenda passed (7-0-0). The Board then approved the amended agenda (7-0-0).

Resident Remarks

None

New Business

School Impact Fee Increase Proposal

Howard County resident, Mr. Hiruy Hadgu, presented information on impact fees and state legislation that is being considered (ATTACHMENT “C”). The Board discussed the issue, including the statistics presented by Mr. Hadgu, the difference between impact fees and excise taxes, and how revenue from developer fees/taxes would be used. Mr. Hadgu said a bill was being presented in the Maryland State House of Delegates by Delegate Vanessa Atterbeary that would allow for an adjustment to impact fees but not local control.

LA Mart Non-residential Exterior Alteration Proposal

Mr. James Chang, owner of LA Mart, presented his proposal for a signage exterior alteration (ATTACHMENT

“D”). The Board discussed if the proposal merited expedited approval or if a 3-week comment period and review by the NRAC was needed. **Mr. Verchinski** motioned to expedite approval of the sign for LA Mart International Foods. **Mr. McCormack** seconded. The Board discussed the motion briefly and then voted to approve the motion (7-0-0).

Oakland Mills Priority Issues

Mr. Edelson reported that County Executive Calvin Ball requested that he send a list of items Oakland Mills would like addressed during County Executive Ball’s tenure. **Mr. Edelson** presented his own list and then opened the floor to the Board for their suggestions. **Mr. McCormack** suggested several housing policy additions to the list. Other Board members suggested other additions. **Mr. Edelson** asked that the Board members email him their additions so that he could compile the items together and send the completed list to the Board for review and approval. The Board agreed.

Old Business

Leaf Accumulation on County Medians/Roadways in Oakland Mills

Mr. Edelson reviewed the issue and asked the Board if they wanted to send an official statement to the County. The Board discussed who was responsible for maintenance of medians in Oakland Mills. It was agreed that in the list being sent to County Executive Ball, that the issue of median maintenance be divided into two sections: known County areas and areas that required County and State collaboration. The Board also discussed schedules for street sweeping, mowing, tree trimming, etc. **Ms. Cederbaum** said she would ask the County for their schedules and records of maintenance, if they had them. **Ms. Thomas** said she could contact CA for its schedules and maintenance records.

OMHS After-prom Donation Request

Mr. Edelson presented an outstanding donation request from the OMHS PTSA for After-prom, explaining that the donation request had been sent to the Board but not Ms. Cederbaum and so was not included on the donation requests that the Board considered in November. The Board discussed the request, considering the amount of funds remaining for donations. **Ms. Thomas** motioned to award \$300 to the OMHS PTSA After-prom. **Mr. McCormack** seconded, and the motion passed (7-0-0).

Board Chair Report

Mr. Edelson reported that the Howard County Delegation to the Maryland General Assembly would hold a work session on January 12th. Regarding developer impact fees, the Board members agreed that they should study the issue more before taking a position and/or sending requests to State delegates.

Mr. Edelson asked the Board if he could share his December school budget statement at the Howard County Board of Education’s budget hearing on January 15th, omitting mention of programs at Marriotts Ridge and Centennial High Schools. The Board agreed.

Mr. Edelson gave an update on Cedar Realty’s progress in finding tenants for vacant spaces in the village center.

Mr. Edelson reported that the Columbia Villages’ board chairs meeting would take place on January 10th and that CA’s strategic planning consultants would give a 90-minute presentation at the meeting.

CCR Report

Ms. Thomas asked that if the Board had any issues or questions regarding the Millennials Work Group that they email them to her.

Ms. Thomas discussed CA's FY20 proposed \$100,000 funding for stream erosion. Ms. Thomas asked the Board members to review CA's strategy for combatting stream erosion including the feasibility and effectiveness of what had been proposed.

Ms. Thomas reported that CA would be holding budget hearings on January 10th and January 24th. She urged the Board to send a representative to respond to CA's budget suggestions. The Board agreed to include this issue under Old Business at the January 22nd OMCA Board meeting.

Village Manager Report

- **Ms. Cederbaum** referred to her printed report (ATTACHMENT "E"). She reported that additional facilities assistants were being interviewed to help fill gaps in staffing. She also reported that the pavers in the courtyard were not installed properly and that the installers would be fixing the issue.
- **Mr. McCormack** asked about water leaks in the silo. **Ms. Cederbaum** said that the roof had never been repaired. The Board continued discussing issues with the silo.

Committee Reports

Architecture Committee

Ms. Engelke called to order a meeting of the Architecture Committee at 9:00 p.m.

Mr. McCormack motioned to send a final 15-day letter to the property owners of 5446 Crowflock Court. **Mr. Esoldo** seconded, and the motion passed (6-0-0).

Mr. McCormack motioned to send a final 15-day letter to the property owners of 5462 Delphinium Court. **Mr. Esoldo** seconded, and the motion passed (6-0-0).

Mr. McCormack motioned to send a final 15-day letter to the property owners of 5240 Farewell Road. **Mr. Esoldo** seconded, and the motion passed (6-0-0).

Ms. Engelke adjourned the meeting of the Architecture Committee at 9:09 p.m.

BWI Roundtable

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

Safety and Security Committee

Refer to the printed Safety and Security Report (ATTACHMENT "G").

Bulletin Board

Mr. Verchinski reported that the Howard County Citizens Association had sent a letter to Howard County asking for a moratorium on 50+ housing and had also requested an update to the 2004 requirements for 50+ housing. He also reported that he would be meeting with the Holly Court HOA on January 28th to discuss electric vehicle charging stations. He said he would be meeting with the other townhouse HOAs in February.

Mr. Edelson asked the Board for its opinion on the petition to protest the proposed Jordan Overlook 50+ development. **Mr. McCormack** suggested forming a written statement for the Board if they wanted to take a position on the development. **Ms. Cederbaum** said she would include the issue during Old Business on the January 22nd OMCA Board meeting agenda.

Ms. Thomas asked about crime issues on the Safety and Security report.

Mr. Edelson expressed concern that the media again did not report on the success of the WBAL Concert for Kids, which took place at OMHS and raised over \$10,000 for charity. The Board agreed that Mr. Edelson could write up a commendation for the concert, including staff, teachers, students, and community members in the commendation.

Mr. Esoldo said that the January 22nd Board meeting would be his last before moving. He asked for a volunteer to head the Public Space committee. **Ms. Cederbaum** said she could head the committee if no board members volunteered.

Mr. Verma asked if outreach could be mentioned at the board chairs' meeting. **Mr. Edelson** said that he felt that the outreach issue was not developed enough to present and that he would discuss it further with the education committee on January 22nd. **Ms. Cederbaum** suggested that Mr. Verma prepare a written statement and that she could bring the issue up at the Village Managers meeting in February.

Ms. Cederbaum mentioned the Conflict Resolution Workshop that would be held on February 9th and would be co-sponsored by OMCA and the Mediation and Conflict Resolution Center of Howard County. She also mentioned Family Bingo night at The Other Barn on January 29th, which would be co-sponsored by OMCA and the Stevens Forest Elementary School PTA. She said if anyone wanted to be a guest caller for Bingo night that they contact her.

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

Respectfully submitted: Amy Carpenter, Administrative Assistant

Action Items:

Board Members: Submit items to Jonathan to include on the list of OM priorities that will be sent to the County Executive

Board Members: Consider chairing the Public Space committee for the remainder of the board term.

Ms. Thomas: obtain the CA mowing/maintenance schedule for county medians

Ms. Cederbaum: obtain the county mowing/maintenance schedule for county property

Ms. Cederbaum: prepare a check for OMHS PTSA for the After Prom



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Virginia (Ginny) Thomas, Columbia Council Representative



December 11, 2018

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; Chris Esoldo, Board Vice-chair (phoned in); Lynn Engelke, Architectural Committee Chair; Bill McCormack Jr.; Larry Pretlow II (arrived at 7:06 p.m.); Paul Verchinski; Sandy Cederbaum, Village Manager; Amy Carpenter, Administrative Assistant

Absent: Bageshwar Verma, Ginny Thomas (attending a CA meeting)

Quorum present: Yes

Also present: See resident list

Opening of Meeting

- **Mr. McCormack** motioned to approve the November 27, 2018 minutes (ATTACHMENT "A"). **Ms. Engelke** seconded, and the motion passed (4-0-1, **Mr. Esoldo** abstained).
- **Mr. McCormack** motioned to accept the December 11, 2018 agenda (ATTACHMENT "B"). **Ms. Engelke** seconded, and the motion passed (5-0-0).

Resident Remarks

Jessica Mahajan, Stevens Forest PTA Vice-president for Fundraising and OMMS PTSA Vice-president for Communications, thanked the Board for advocating for OM schools, especially SFES and OMMS. She also expressed her hope that the new Board of Education and County Executive would also be supportive of OM schools.

James Chang of LA Mart thanked the Board for their support of the new store. He said he was working with Cedar to improve security.

New Business

Opel Jones, Howard County Councilman, District 2, Meet and Greet

Mr. Edelson introduced Councilman Jones, who then gave more information about himself and his goals for the community and the County. Councilman Jones said he would be focusing on school redistricting to address overcrowding in the eastern part of Howard County. He then opened the floor to the Board for comments and questions.

Mr. Verchinski asked questions regarding airplane noise, electric vehicle charging station legislation, and a State bill that would allow the County to charge a fee for plastic shopping bags.

Mr. McCormack asked for Councilman Jones's stance on school redistricting. **Mr. Edelson** added statistics for deferred maintenance in OM schools and the County, pointing out the disproportionate amount of deferred maintenance that OM schools needed.

Mr. Pretlow asked what disparities, aside from schools, Councilman Jones was aware of that existed in the OM community. He also asked the question, "do we get rid of or tax the plastic bag".

Ms. Engelke mentioned a former movement to offer low interest home loans to encourage young families to settle in older, single family housing and asked that Councilman Jones look into the proposed program again.

Residents encouraged Councilman Jones to advocate for Oakland Mills and its schools. Councilman Jones asked anyone who had concerns to email or call him.

County Budget Hearing Discussion

Mr. Edelson said that the County's first budget hearing would take place on December 12th. He shared education issues that he would like to share at the hearing and asked for the Board's input and suggestions. **Ms. Cederbaum** and **Mr. Edelson** said they would work together to draft his testimony, making sure to add the Board's suggestions.

Mr. Pretlow wished to publicly express for the record his disappointment that new County Executive Calvin Ball had represented Oakland Mills for 12 years prior to his current position and did not do enough for disenfranchised OM schools. He urged County Executive Ball to do more for OM schools.

Board Chair Report

Mr. Edelson discussed action he had taken regarding negative communications by HCPSS about OM schools.

Mr. Edelson also gave an update on the village center. He said no tenant had been found yet for the space on the end of LA Mart but that Cedar had agreed to explore renting the space at a nominal fee to a non-profit until a permanent tenant could be found.

Village Manager Report

- **Ms. Cederbaum** reported that pavers were being installed in the Courtyard and that they would be more durable than the stone that had been there.
- **Ms. Cederbaum** thanked Brigitta Warren, OMCA Events and Facilities Coordinator; Ms. Carpenter; Karina Caico, OMCA Covenant Advisor for Property Concerns, Mr. Edelson, and Mr. Esoldo for helping set up and run Breakfast with Santa.
- **Ms. Cederbaum** welcomed LA Mart and said she looked forward to working with them.
- **Ms. Cederbaum** said the Jazz in the Mills holiday concert was a great success and thanked Lavenia Nesmith for her work on the concert.

Committee Reports

Architecture Committee

Ms. Engelke motioned to send a final 15-day letter to the property owners of 9489 Honeysalt Row. **Mr. Edelson** seconded, and the motion passed (6-0-0).

Ms. Engelke reminded the Board that the 3-week public comment period for the Pizzaman signage and lighting exterior alteration proposal would end on December 18th.

Ms. Engelke welcomed LA Mart. Mr. Chang shared the design for the store's sign. **Ms. Engelke** said LA Mart would present its proposal for the signage exterior alteration at the January 8, 2019 OMCA Board meeting. She also urged Mr. Chang to include any other exterior alterations on the proposal.

Ms. Engelke said that Dunkin Donuts had submitted materials but had yet to submit a completed exterior alteration application.

The Board discussed the presence of parked commercial vehicles on Stevens Forest Road and Kilimanjaro Road.

Ms. Engelke reported on improvements to the exteriors of homes on her street since she became the AC Chair two years ago. She thanked Ms. Cederbaum, the OMCA covenant advisors, and the Board for their hard work in helping owners clean up the exterior of these homes.

BWI Roundtable

Mr. Verchinski reported on the BWI Roundtable meeting on December 4th. He said the Roundtable had not reached a decision on the FAA's proposed changes to the flightpath and that a decision would be made at the next Roundtable meeting on January 15th. **Mr. Verchinski** said he had not yet taken a stance on the issue and was waiting to find out more information.

Housing Committee

Mr. McCormack reminded the Board that he and Mr. Edelson would be meeting with Peter Engel, Executive Director of the Howard County Housing Commission and Kelly Cimino, Director of Howard County Housing and Community Development on January 23rd to discuss the relationship between housing and education.

Bulletin Board

- **Mr. Verchinski** gave an update on the proposed Jordan Overlook development and the gas station that might be constructed on the former Bank of America property on route 108 and Bendix Rd. He pointed out traffic issues that could possibly arise in Thunder Hill.
- **Mr. McCormack** raised concerns about trees recently planted on a hill near Oakland Mills High School. **Mr. Edelson** said he had a draft email to send to HCPSS regarding the area.
- **Mr. Esoldo** expressed concern about how increased traffic through Thunder Hill would affect property values and congestion near Thunder Hill Elementary School.

Mr. Edelson adjourned the regular OMCA Board meeting at 8:30 p.m.

Respectfully submitted: Amy Carpenter, Administrative Assistant

Dec. 11, 2018

Mr. Edelson – contact HCPSS regarding tree planting on OMHS hill

Nov. 13, 2018

Ms. Cederbaum – provide date(s) to Mr. Verchinski for a sub-HOA meeting on EV Charging Stations

Ms. Wenholz – discuss topic of EV Charging Stations at existing townhome, apartment, and condo properties to see if other villages are dealing w/issue.

Sept. 25 Action Items:

Board: await Mr. Matthey's follow up on OM Tot Lot 18 – costs to repair and alternatives to keeping OM18 open.



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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, January 8, 2019

- 7:00 p.m. Opening of meeting**
Approve Minutes from December 11, 2018 Board Meeting
Approve Agenda for January 8, 2019 Board Meeting
- 7:05 p.m. Resident Remarks (5 min)**
- 7:10 p.m. NEW BUSINESS (30 min)**
Proposal to Howard County State Delegation to introduce legislation to raise the developer school impact fees to market rate and give the county local control to adjust fees in the future, Hiruy Hadgu, Howard County resident (20 min)
- LA Mart, presentation of proposed signage (10 min)
- Oakland Mills Priority Issues to submit to County Executive Ball, Board Discussion (10 min)
- 7:50 p.m. OLD BUSINESS**
- Leaf Accumulation On County Medians/Roadways in Oakland Mills,
Board Discussion (10 min)
- OMHS After-Prom Donation Request (5 min)
- 8:05 p.m. Board Chair Report,** Jonathan Edelson (10 min)
- 8:15 p.m. Columbia Council Rep. Report,** Virginia (Ginny) Thomas (10 min)
CA proposed stream erosion policy as it impacts on private property.
CA potential involvement in covenant enforcement in our industrial/employment parks starting with East Guilford Industrial Park near Snowden River Parkway.
Briefing on the Final Report from the Millennials Work Group
1st Deliberation by the CA Board on the Conditional FY 2020 Budget with proposed additions and deletions from stakeholders
Capital Projects and Open Space Updates
- 8:25 p.m. Village Manager Report,** Sandy Cederbaum (5 min)
- 8:30 p.m. Board Bulletin Board (5 min)**
- 8:35 p.m. Adjourn**

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

All events are held at The Other Barn unless otherwise noted

Jan. 8, 7 p.m., OMCA Board Meeting
Jan. 11, 10 a.m., Lively Arts presents Tracey Eldridge
Jan. 22, 6 – 7 p.m., OMCA Education Committee
Jan. 22, 7 p.m., OMCA Board Meeting
Jan. 25, 6:30 Bingo at the Other Barn w/SFES PTA
Feb. 9, 10 – noon, Strategies for Dealing with Conflict Workshop

Chapter 1. Use of Development Impact Fees/Excise Taxes in Maryland

Impact Fees and Excise Taxes

Development impact fees and building excise taxes enable local governments to collect revenue from builders for public facilities necessitated by new residential or commercial development. While both excise taxes and impact fees are charges intended to offset the cost of government services necessitated by new development, there are important differences between them. The crucial distinction is whether the primary purpose of the charge is to regulate development or to raise revenue. Different legal standards apply to each type of charge.

An impact fee is a regulatory measure intended to mitigate the impact of development on infrastructure or public facilities. Therefore, an impact fee must be designed to fund facilities specifically required by new development projects. An impact fee may not be imposed simply to raise revenue to fund facilities for the general public since such a fee would be a tax. There must be a reasonable connection between the amount of the impact fee imposed and the actual cost of providing facilities to the properties assessed. Moreover, the revenue from the fee must be dedicated to substantially benefit those properties. Thus, a county cannot collect an impact fee in one geographic area and spend the funds in another area. In order to justify the imposition of an impact fee, a jurisdiction must conduct a study that measures the effects that new development will have on public facilities. The amount of an impact fee is subject to judicial review.

An excise tax, unlike an impact fee, is not a regulatory measure, but simply a means of raising revenue from new development. The amount of an excise tax does not have to be closely related to the actual cost of providing public facilities to serve new development, and excise tax revenue does not have to be spent to specifically benefit the properties that are taxed. Therefore, excise taxes collected in one geographic area may be spent in another area. The amount of an excise tax, like any other tax, is not subject to judicial review.

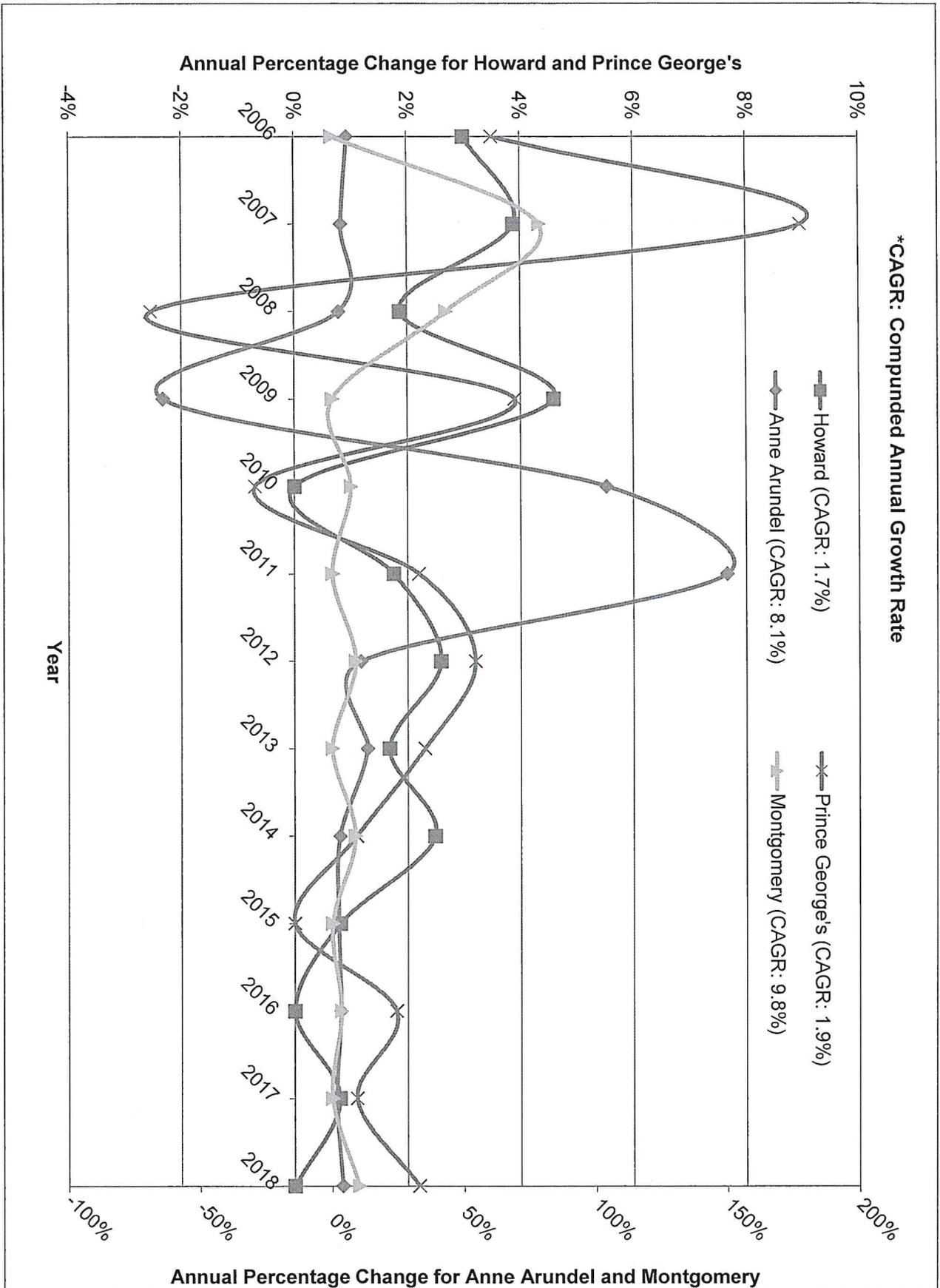
The prevailing standard for distinguishing an impact fee from an excise tax is known as the “rational nexus test.” 89 *Opinions of the Attorney General* 212 (2004). Under the rational nexus test, a charge is considered an impact fee only if the government can show that the amount of the fee is proportional to the cost of providing facilities to new development, and the revenue from the fee is earmarked for the substantial benefit of the properties charged.

The Court of Appeals utilized the elements of this test in *Eastern Diversified Properties, Inc. v. Montgomery County*, 319 Md. 45, 570 A.2d 850 (1990), the primary case in Maryland distinguishing impact fees from taxes. In that case, the Court of Appeals invalidated a “development impact fee” imposed by Montgomery County. The court held that the fee was really a tax because its primary purpose was not to regulate the impact of development but to raise revenue for the general purpose of improving the road network over a wide area. The court

	Anne Arundel (CAGR: 8.1%)	Howard (CAGR: 1.7%)	Montgomery (CAGR: 9.8%)	Prince George's (CAGR: 1.9%)
2005	\$ 4,361.00	\$ 1.00	\$ 8,000.00	\$ 12,276.00
2006	\$ 4,617.00	\$ 1.03	\$ 8,000.00	\$ 12,706.00
2007	\$ 4,781.00	\$ 1.07	\$ 14,283.00	\$ 13,845.00
2008	\$ 4,904.00	\$ 1.09	\$ 20,456.00	\$ 13,493.00
2009	\$ 1,759.00	\$ 1.14	\$ 20,456.00	\$ 14,019.00
2010	\$ 3,590.00	\$ 1.14	\$ 21,920.00	\$ 13,921.00
2011	\$ 8,976.00	\$ 1.16	\$ 21,920.00	\$ 14,227.00
2012	\$ 9,958.00	\$ 1.19	\$ 23,868.00	\$ 14,682.00
2013	\$ 11,295.00	\$ 1.21	\$ 23,868.00	\$ 15,020.00
2014	\$ 11,616.00	\$ 1.24	\$ 25,944.00	\$ 15,185.00
2015	\$ 11,896.00	\$ 1.25	\$ 25,944.00	\$ 15,185.00
2016	\$ 12,275.00	\$ 1.25	\$ 26,827.00	\$ 15,458.00
2017	\$ 12,473.00	\$ 1.26	\$ 26,827.00	\$ 15,628.00
2018	\$ 12,963.00	\$ 1.26	\$ 29,543.00	\$ 15,972.00

per square foot

	Anne Arundel	Howard	Montgomery	Prince George's
2005	-	-	-	-
2006	6%	3%	0%	4%
2007	4%	4%	79%	9%
2008	3%	2%	43%	-3%
2009	-64%	5%	0%	4%
2010	104%	0%	7%	-1%
2011	150%	2%	0%	2%
2012	11%	3%	9%	3%
2013	13%	2%	0%	2%
2014	3%	2%	9%	1%
2015	2%	1%	0%	0%
2016	3%	0%	3%	2%
2017	2%	1%	0%	1%
2018	4%	0%	10%	2%



ATTACHMENT D

Oakland Mills Business Trust
c/o Cedar Realty Trust Partnership, L.P.



November 7, 2018

Washington Center
415 Egg Harbor Road
Suite 21A
Sewell, NJ 08080
856.218.8677

Potomac Signs
7713 Delano Road
Clinton, MD 20735
Attn: Henry

RE: Proposed Signage | Oakland Mills | LA Mart | Space #1B | Columbia, MD

Dear Henry,

On behalf of Oakland Mills Business Trust and Cedar Realty Trust Partnership, LP, the proposed sign package for LA Mart, provided by Potomac Signs, is hereby **approved as noted**. **The raceway must match the color of the façade. Penetrations are limited to: the mounting of the raceway, clamps on the two larger letters, the mounting of the yellow light box and the mounting of the brown tag line light box.** This approval extends ONLY to the signage design as delineated on the stamped drawings that are attached. Please proceed with the necessary permits and/or variance to manufacture and install the LA Mart sign(s).

Location: LA Mart
Oakland Mills
5865 Robert Oliver Place
Columbia, MD 21045

Owner: Oakland Mills Business Trust
44 S Bayles Ave, Ste 304
Port Washington, NY 11050

All proposed signage must be in full compliance with the applicable Zoning, rules and regulations of the municipality having jurisdiction over the property where the proposed signage is to be located. Prior to installation of any proposed or replacement sign, the Tenant or Tenant's vendor must present the Landlord with a copy of any permits required by the authority having jurisdiction (typically, a village, Town, City, or County building permit and/or Zoning permit). When installation of the signage is complete, Tenant or Tenant's vendor must furnish Landlord with evidence the sign(s) were inspected and approved in accordance with the permit requirements.

Sincerely,
As Agent for Oakland Mills Business Trust

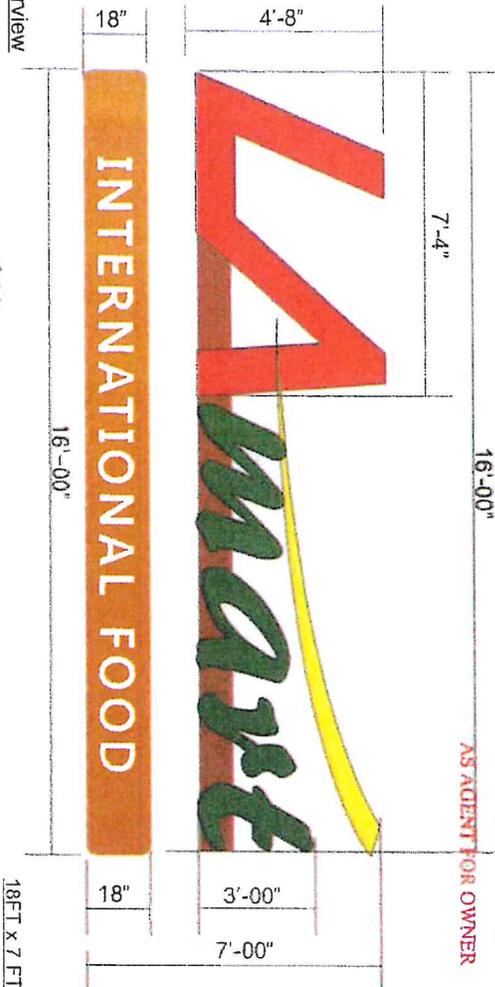
A handwritten signature in black ink, appearing to read 'Christine B. Smith', is written over the typed name.

Christine B. Smith
Construction Coordinator
Cedar Realty Trust Partnership, LP

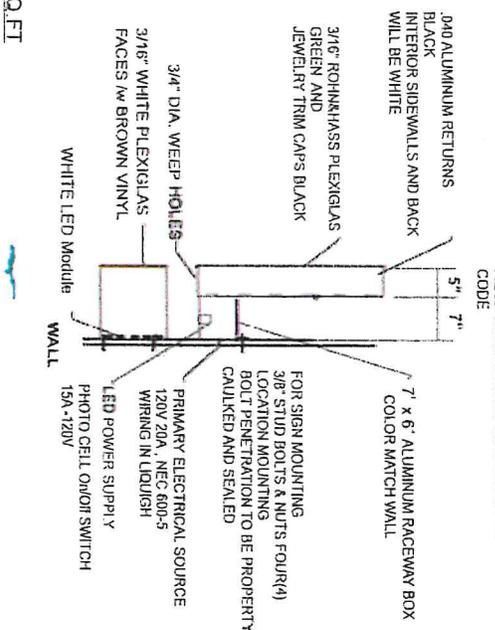
cc: Rich Vilaboy, Carmen D'Amico, Project File

LA MART : 5851 Robert Oliver Pl Columbia, MD 21045

PROPERTY Oakland Mills
 SPACE# 103 DATE 11/21/12
 APPROVED APPROVED
 APPROVED AS NOTED APPROVED AS NOTED
 REVISE AND RESUBMIT REVISE AND RESUBMIT
 NOT APPROVED NOT APPROVED
 BY: David
 AS AGENT FOR OWNER
 Penetrations limited to: Raceway, Yellow light box, tagline light box.



18FT x 7 FT = 126 SQ.FT



200 FT

POTOMAC SIGNS
 Manufacturers of Signs and Awnings
 7713 Delano Road Clinton MD 20735
 TEL: 703-425-7000 E-Mail: potomacsigns@netnet.com
 www.potomacsigns.com

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approved _____
 sales rep., _____
 By: DAVID HAHN

customer	date	type of sign	material	Phone #	electric	yes <input type="radio"/> no <input checked="" type="radio"/>	E-mail ad	location
		illuminated sign	See the detail view					

Manager's Report

Submitted by Sandy Cederbaum on January 4, 2019 for January 8, 2018

Food Drive/OMHS Food Pantry: Our food drive was an overwhelming success. We have been in contact with the coordinator of the food pantry at OMHS and they will need our donations again. 190 community residents visited the food pantry in December and the shelves need restocking. We will be sending out an email with the specific items needed once we receive the information from the high school.

Furloughed Government Employees: We will not charge admission to Lively Arts or fees for Bingo for current furloughed employees. We will also deal with rental security deposits and payments on a case by case basis for those impacted.

Replacement Silo Flooring – still awaiting material and installation

Silo Water Leaking - Continues to leak, CA is well aware and continues to look into the best way to rectify the situation.

Neighborhood Centers: No issues. Not certain if Longfellow Nursery School will stay past May, 2019. I have asked them for a decision by end of January so that we can look for a new tenant.

Shopping Center: I have been meeting with the new property manager from Cedar. Cedar plans to install new pylon signs w/merchant names. I've forwarded our non-residential guidelines. No word on a new tenant for the barbershop or vacant space next to LA Mart. I've met w/the owner and security guard at LA Mart to discuss issues brought to my attention regarding store policies.

Bookkeeping, payroll, daily facility and HR issues.

Staff: Charlotte Cook will be out for at least 2 months. Donna El has offered to work all of Charlotte's hours so basically working weekdays 9 – 5. Reggie Smith resigned today due to health reasons. We are interviewing candidates for the evening shift and every other Saturday morning.

The office will be closed several nights in January when nothing is scheduled. This is due to our staffing issue. We will post the closing on our facebook and website.

BWI Roundtable Report (January 8, 2019) by Paul Verchinski

The next meeting of the Roundtable will take place on Tuesday, Jan 15 at 7:00 PM at the MAA offices at 991 Corporate Blvd, Linthicum. This is just off of the B/W Parkway at the West Nursery Road exit.

This is a very important meeting since the review by HMMH/MAA was presented in December and will be reviewed. This review is the one change resulting from airplane track changes proposed by the FAA in April that impact Runway 28, which has negatively impacted Howard County since 2015 when Next Gen was implemented. 80% of BWI departures utilize this runway. BWI is a 24/7 airport so airplane noise occurs around the clock.

Citizen speak out is encouraged and time is provided by the Roundtable.

Paul Verchinski, OMCA Board member, was appointed to the Roundtable in March, 2017.

Meanwhile, Howard County filed litigation in Federal District Court on Nov 30.

To make the complaint process easier - see comments below that I received from Julia Llewellyn.

"I recently began using the dashboard from < airnoise.io> and more recently got the button. So far, I have been impressed- I get an email saying they have received my complaints and a report saying how many complaints I sent.

This article below is about the button. The button is not free, but reasonable, and makes it easy to record the flights. Can't believe how frequently the airplanes sound like they are going to take off our roof! Often, they are minutes apart when at prime flight times for South West. Sounds like a tornado is coming."

I also have bought the button and it lives up to my expectations. There is also a free version of the app that does not use the button. By automating the complaints (which otherwise are onerous to do), one can complain expeditiously. Complaints at BWI using this app have soared to over 20,000.

Oakland Mills Safety and Security Committee									
REPORT	BEGINS	11/06/2018	Incident	Weapon Used	Injury	Arrest Made	Notes		
Date Reported	Time	Location	Incident	Weapon Used	Injury	Arrest Made	Notes		
11/20/2018	6:24 PM	9300 block Indian Camp Road	Theft from Vehicle	No	No		Resident reported tag stolen.		
11/20/2018	9:08 PM	9600 block White Acre Road	Vehicle Break-in	No	No		Resident unclear if anything was stolen.		
11/29/2018	2:00 PM to 4:30 PM	Pamplona Road	Package Theft	No	No	✓	Resident reported package theft from neighbor's house. Perpetrators seem to be school aged kids hanging around this street after school. Incident reported to police. Two 13 year olds arrested.		
12/01/2018	1:30 AM	5800 block Humblebee Road	Residential Burglary	No	No		Unknown suspect(s) gained entry to the residence through unknown means and fled when a resident yelled. Nothing was reported stolen.		
12/08/2018	12:31 PM	5800 block Robert Oliver Place	Theft from Vehicle	No	No		Resident reported wallet stolen.		
12/13/2018	Overnight	Torrent Row	Theft from Vehicle	No	No		Event recorded on home camera. Resident unclear if anything was stolen.		
12/23/2018	Overnight	Camelback Lane Area	Vehicle Vandalism	No	No		Resident reported unlocked vehicle entered and ransacked.		
12/24/2018	1:07 PM	6000 block Camelback Lane	Theft from Vehicle	No	No		Multiple vehicles entered, unclear if anything was taken.		
12/26/2018	9:56 AM	9500 block Transfer Row	Vehicle Break-in	No	No		Multiple windows broken, laptop stolen.		
Date Reported	Time	Location	Incident	Weapon Used	Injury	Arrest Made	Notes		

12/30/2018	2:58 PM	5700 block Stevens Forest Road	Vehicle Theft	No	No	Resident reported a 1998 black Toyota Camry stolen.
01/02/2019	5:15 PM	Camelback Lane Area	Residential Burglary (Attempted)	No	No	Resident reported 2 back doors tampered with. No entrance gained.
REPORT	ENDS	01/04/2019				