



**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 ~ 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



**February 12, 2019**

### **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; Lynn Engelke, Architectural Committee Chair; Ginny Thomas, Columbia Council Representative; Bill McCormack Jr.; Paul Verchinski (arrived at 7:15 p.m.); Bageshwar Verma (left at 8:45 p.m.); Sandy Cederbaum, Village Manager; Amy Carpenter, Administrative Assistant

**Absent:** Larry Pretlow II, Chris Esoldo

**Quorum present:** Yes

**Also present:** See resident list

### **Opening of Meeting**

- **Mr. McCormack** motioned to approve the January 22, 2019 minutes (ATTACHMENT “A”). **Ms. Engelke** seconded, and the motion passed (4-0-0).
- **Mr. McCormack** motioned to accept the February 12, 2019 agenda (ATTACHMENT “B”). **Ms. Engelke** seconded, and the motion passed (4-0-0).

### **Resident Remarks**

Resident Valerie Patel expressed concern that the County’s plans for the Stevens Forest Rd./Farewell Rd. roundabout had changed since they were presented to the public in 2016. She reported that her home would lose all street parking and that the narrowing of the road would make it impossible for her to back out of her driveway. She said her home would lose value due to signs obstructing the property and a sidewalk that would lead to her house. Ms. Patel said that residents were not consulted about changes and asked that the Board address residents’ concerns.

**Mr. Edelson** said he would call the County to see if the plans had changed and if there was another way to spread the signage out, as well as ask that residents’ other concerns be addressed. **Mr. Verma** said that he shared Ms. Patel’s concerns since his property would be impacted by the roundabout as well.

**Ms. Engelke** asked if the County had approached Ms. Patel. She said no, not since the 2016 meeting. She expressed difficulty in obtaining detailed plans from the county which she received last week. The plans were different than the ones presented in 2016 and showed changes to their driveway, addition of signage, and removal of street parking in front of and on the side of their home in addition to the narrowing of Stevens Forest Road where their driveway is.

Resident Jill Crane presented her complaints against the County's current Stevens Forest Rd./Farewell Rd. roundabout plans. She said that she and her husband had requested a roundabout at the intersection but that the original plans the County presented had changed. She requested that the planned traffic chokers be dropped.

Another resident added that the roundabout as presently planned would add dirt and debris to surrounding homes and could possibly cause more cars to crash into their yards and driveways.

**Mr. Edelson** asked if there was a consensus among the residents that the intersection's safety needed to be improved, and the residents agreed.

Residents presented concerns with the Jordan Overlook proposed development. They distributed to the Board a copy of the Board's draft letter concerning the development that the residents themselves had modified. They said the land the units would be built on was higher than the surrounding homes and would create flooding issues. They also said that springs on the property were already creating flooding issues on U.S. 29 and other land in the vicinity. They pointed out that deforestation would also be an issue. They requested that a traffic study be conducted during increased traffic times such as school drop-off and pick-up.

**Mr. Verchinski** asked if the developer would maintain the roads or if the HOA would be responsible for road maintenance. The residents answered that it was unclear who would be responsible for road maintenance in the development. **Mr. Edelson** said that the issue was on the agenda and would be discussed by the Board later in the meeting.

## **New Business**

### ***Board Presentation***

**Mr. Edelson** presented a proclamation to Mr. Philip Hale, OMHS Orchestra Director, to honor Mr. Hale (ATTACHMENT "C") for the WBAL Radio Concert for Kids, which was held annually at OMHS and had raised thousands of dollars for children in need.

## **Old Business**

### ***Political Activity***

**Mr. Edelson** presented a draft of a Board policy regarding rules about Board members' political activity (ATTACHMENT "D"). A discussion ensued.

**Mr. Verma** suggested that the Board consult the federal government's Hatch act.

**Ms. Thomas** asked the Board to seek residents' input on the policy.

**Ms. Cederbaum** asked about the outcome of the CA Board ethics document to prohibit someone from running for office who was on the CA Board. She asked Ms. Thomas if she would provide the outcome of that document to the Board.

The Board agreed to review the draft policy and bring it back as Old Business at the February 26<sup>th</sup> Board meeting. **Ms. Cederbaum** said she would add the document to the meeting's agenda so residents would also have an opportunity to review the proposed policy.

### ***Proposed Amendment to the Covenant Enforcement Process***

**Mr. Edelson** shared the proposed changes to the Covenant Enforcement Process (ATTACHMENT "E"). **Ms. Engelke** suggested some changes to the wording. **Mr. Edelson** motioned to add two sentences to the end of the

process section of the OMCA covenant enforcement process and to correct the information in part 6 of the timeline and the oversight section. **Ms. Engelke** seconded, and the motion passed (5-0-0).

### ***Pickleball/Tennis Utilization of OM Ice Rink Tennis Courts***

**Mr. Edelson** reviewed the issue, and a discussion ensued. There was some confusion as to whether the Long Reach board had approved conversion of the Locust Park tennis courts to pickleball courts. **Mr. Edelson** said he would check with the Long Reach board and let the OM Board members know if Long Reach had approved the conversion. **Mr. Verchinski** said he was against shared use and recommended that pickleball courts be built.

**Mr. McCormack** motioned to (first) tell CA Director of Open Space Dennis Mattey to do nothing with the courts currently and (second) ask Mr. Mattey to work with Howard County Parks and Recreation to lead a county-wide study of pickleball/tennis current and future use and work with the Howard County Board of Education to meet the needs of both groups. **Ms. Engelke** seconded. **Mr. Verchinski** motioned to amend that the Board revisit the issue in six months to see if shared use was working. A discussion ensued. **Mr. Verchinski** changed his amendment to requesting that Mr. Mattey provide a progress report on the issue in six months. **Mr. Edelson** motioned to amend to send a request to the CA Board and CA President Milton Matthews (with a cc to Mr. Mattey) that they collaborate with the Howard County Parks and Recreation and the Board of Education in obtaining more information on county-wide tennis and pickleball court use. The Board voted to approve the motion as amended by Mr. Verchinski and Mr. Edelson (5-0-0).

### ***Proposed Jordan Overlook Development***

The Board reviewed the draft of a letter that Mr. Esoldo, former Vice-chair of the OMCA Board, had written regarding the Jordan Overlook Development proposal (ATTACHMENT “F”). The Board also discussed the resident-modified draft letter that was distributed during Resident Remarks. The resident said the letter was released on February 5<sup>th</sup>, 2019, but **Mr. Edelson** said that the letter had not been released to the public on February 5<sup>th</sup> but was only distributed to the Board members internally. **Ms. Engelke** motioned to send the letter with corrections the Board had suggested. **Mr. Verchinski** seconded, and the motion passed (5-0-0).

### ***Howard County Council Resolution 19-2019***

**Mr. Verchinski** referred to the resolution (ATTACHMENT “G”) regarding action taken by the County to petition for airplane noise reduction. He urged the Board to support the resolution, saying that another version would be provided prior to filing but that it was not anticipated to be very different from the current resolution. **Mr. Edelson** motioned to provide provisional support of the resolution. **Ms. Engelke** seconded, and the motion passed (5-0-0).

### ***Board Chair Report***

**Mr. Edelson** asked the Board’s for suggestions of topics to bring up at the Columbia Villages board chairs meeting that would be held at The Other Barn the following day.

**Mr. Edelson** said he would follow up with Pizzaman to see how repairs from the roof fire were going and that he would send any updates to the Board.

**Mr. Edelson** reported on a potential group or assisted living home in Oakland Mills. A discussion ensued. The Board expressed its desire to be updated by the County on the presence of such homes in Oakland Mills.

**Mr. Edelson** referred to his printed Education Committee report (ATTACHMENT “H”).

### ***CCR Report***

**Ms. Thomas** reported that CA President Milton Matthews was meeting with Columbia village centers developers but that he was not making any commitments. The Board agreed that Mr. Matthews could continue

to seek developers' interest in Oakland Mills.

**Ms. Thomas** said that each Columbia Council Representative would be updating the CA Board at the beginning of its meetings with items their village boards saw as issues. She asked for the Board's input, and they provided suggestions.

### **Village Manager Report**

**Ms. Cederbaum** referred to her printed report (ATTACHMENT "I").

### **Committee Reports**

#### *Safety and Security Committee*

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

#### **Bulletin Board**

**Mr. Verchinski** gave an update on his meetings with the HOAs regarding electric vehicle chargers. He said he would be drafting architectural guidelines about EV chargers for consideration by the Board.

**Mr. McCormack** said he was now working for Howard County Parks and Recreation providing before and after school care and that he checked to make sure there was not a conflict of interest.

**Mr. Edelson** said that the meeting he and Mr. McCormack had scheduled with the County housing officials on housing and education issues had been moved to February 22<sup>nd</sup>.

**Ms. Cederbaum** said the Conflict Resolution Workshop that was held on February 9<sup>th</sup> was well attended.

**Mr. Edelson** adjourned the regular OMCA Board meeting at 9:10 p.m.

Respectfully submitted: Amy Carpenter, Administrative Assistant

#### Action Items:

Ms. Cederbaum: prepare tennis court memo for Mr. Matthey

Ms. Cederbaum: prepare tennis/pickleball letter for Mr. Matthews

Ms. Cederbaum: finalize letter to County on Jordan Overlook

Ms. Cederbaum: distribute/publish revised Covenant Violation Process

Mr. Edelson: contact County about roundabout plans and resident concerns

Mr. Verchinski: draft letter regarding BWI legislation once it is filed by County in March

Mr. Verchinski: work on draft guidelines for EV charging stations

Ms. Thomas: obtain CA Open Space mowing/maintenance schedule

Ms. Cederbaum: obtain County mowing/maintenance schedule (already have tree trimming)



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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 ~ 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 22, 2019

## 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; Lynn Engelke, Architectural Committee Chair; Ginny Thomas, Columbia Council Representative; Bill McCormack Jr.; Larry Pretlow II (arrived 7:04 p.m., left 9:19 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

- **Mr. McCormack** motioned to approve the January 8, 2019 minutes (ATTACHMENT "A"). **Ms. Engelke** seconded, and the motion passed (6-0-0).
- **Mr. McCormack** motioned to accept the January 22, 2019 agenda (ATTACHMENT "B"). **Ms. Engelke** seconded, and the motion passed (7-0-0).

### Resident Remarks

Resident Mary Lou Shippe shared her experience with security at LA Mart. The Board discussed how they could help with the issue. Ms. Shippe suggested better signage about security rules at the store.

Resident Cathy Spain expressed her support of the pickleball proposal that would be shared later in the meeting.

William Johnson, tennis player and resident of Owen Brown, expressed concern about the pickleball proposal and shared experiences illustrating the difficulties of sharing tennis courts with pickleball players. **Mr. Verchinski** asked if there was a reservation system for the courts. Mr. Johnson answered that it was first come, first serve.

Jay Jefferson, a tennis player who uses the courts at the Columbia Ice Rink, also expressed concern about the pickleball proposal and sharing tennis courts with pickleball players.

Resident Cindi Alvey, also a tennis player, expressed concern about the pickleball proposal. She suggested agreeing on a courtesy amount of time to share the courts.

## **New Business**

### ***Covenant Advisors Reports***

Karina Caico, Covenant Advisor for Property Concerns, presented her quarterly report on violations (ATTACHMENT “C”). A discussion ensued.

Carrie Wenholz, Covenant Advisor for Applications, presented her quarterly report on exterior alteration applications (ATTACHMENT “D”). A discussion ensued.

**Mr. Verchinski** asked about letters of compliance. **Ms. Cederbaum** said Tom Dudek, Covenant Advisor for Covenant Compliance, was out on sick leave and would compile a report for the entire 2018 year when he returned to work.

Resident Kay Wisniewski proposed a change to the covenant compliance process (ATTACHMENT “E”). A discussion ensued. **Mr. Edelson** asked that the proposal be brought back as Old Business at the February 12<sup>th</sup> Board meeting.

**Mr. McCormack** suggested consulting legal counsel regarding what can and cannot be shared with the public about property complaints.

### ***Pickleball Use of CA Tennis Courts Behind the Columbia Ice Rink.***

Mr. Earl Sneeringer, president of the Howard County Pickleball Association, presented his proposal to convert Oakland Mills tennis courts behind the Columbia Ice Rink and the Locust Park tennis courts to permanent pickleball courts. The Board discussed the advantages and disadvantages of the proposal.

Jim Alvey, OM’s representative for the CA Tennis Advisory Committee, presented information on tennis courts in Columbia. He reported that CA wanted to convert the tennis courts at Locust Park to pickleball courts. He also reported that the courts in question were part of Open Space. A discussion ensued.

**Mr. Edelson** asked that the pickleball proposal be brought back as Old Business at the February 12<sup>th</sup> Board meeting so more information could be gathered. The Board agreed.

### ***2019 Oakland Mills Elections***

**Mr. Edelson** referred to the proposed list of election monitors, election calendar, and election guidelines (ATTACHMENT “F”).

- **Mr. Verchinski** motioned to approve the 2019 election committee nominations. **Mr. Verma** seconded, and the motion passed (7-0-0).
- **Mr. Verchinski** motioned to approve the OM 2019 contested and non-contested election calendars. **Mr. Pretlow** seconded, and the motion passed (7-0-0).
- **Mr. McCormack** motioned to approve the 2019 OM Election Guidelines. **Mr. Verchinski** seconded, and the motion passed (7-0-0).

## **Old Business**

### ***Jordan Overlook Proposed Development***

**Mr. Esoldo** presented to the Board a letter of petition on behalf of OM regarding the proposed Jordan Overlook development. The Board discussed the letter and agreed to delay action on the letter of petition. **Mr. Esoldo** asked that the Board send him input.

**Mr. Edelson** motioned to extend the meeting to 9:30. **Mr. Verchinski** seconded, and the motion passed (7-0-0).

#### ***CA FY20 Budget Submission***

**Mr. Edelson** asked for feedback on OM's CA FY20 Budget Requests (ATTACHMENT "G"). The Board had nothing to add and agreed that he could present the requests at CA's January 24<sup>th</sup> Board meeting.

#### ***Oakland Mills Priority List for Howard County Executive Calvin Ball***

**Mr. Edelson** shared the proposed list, and a discussion ensued. The Board agreed that it was ready to send the revised list to the County. **Ms. Cederbaum** agreed to send the list the following day with changes as agreed upon by the Board.

#### **Board Chair Report**

**Mr. Edelson** updated the Board on the village center.

**Mr. Edelson** reported on school rankings and the data used to rank Oakland Mills schools.

#### **CCR Report**

**Ms. Thomas** shared CA's Millennials report. She reported on the proposed Guilford Industrial park covenants. She also updated the Board on the state's plastic bag bill.

#### **Village Manager Report**

- **Ms. Cederbaum** referred to her printed report (ATTACHMENT "H").
- **Ms. Cederbaum** reported on the recent Bridge Columbia meeting. She said they would like to hold a bridge opening event and are looking at dates for the event.

#### **Committee Reports**

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

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

**Mr. Edelson** presented items to Mr. Esoldo, wishing him well on his upcoming move. **Mr. Esoldo** thanked the Board.

#### **Bulletin Board**

No items.

**Mr. Edelson** adjourned the regular OMCA Board meeting at 9:38 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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**Oakland Mills Community Association  
Village Board**

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

**Board Members:** Jonathan Edelson, Chair;  
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, February 12, 2019**

- 7:00 p.m.**                    **Opening of meeting**  
Approve Minutes from January 22, 2019 Board Meeting  
Approve Agenda for February 12, 2019 Board Meeting
- 7:05 p.m.**                    **Resident Remarks (5 min)**
- 7:10 p.m.**                    **NEW BUSINESS (10 min)**  
**Idea sharing with OMHS Administration, Board discussion (10 min)**
- 7:20 p.m.**                    **OLD BUSINESS**  
**Political Activity, Board Discussion (10 min.)**
- Proposed Amendment to the Covenant Enforcement Process, Board discussion (10 min)**
- Pickleball/Tennis utilization of OM Ice Rink Tennis Courts, Board discussion (5 min)**
- Jordan Overlook, Board discussion (5 min)**
- HC CR 19-2019, Discuss OMCA letter supporting this resolution (5 min)**
- 7:55 p.m.**                    **Board Chair Report, Jonathan Edelson (10 min)**
- 8:05 p.m.**                    **Columbia Council Rep. Report, Virginia (Ginny) Thomas (10 min)**  
Discussion of village issues for CA  
CA web site issues  
CA Board vote on Feb 28th for the budget effective May, 2019 to April 30, 2020,  
residents and business owners can testify on Feb 14th or send in suggestions.
- 8:12 p.m.**                    **Village Manager Report, Sandy Cederbaum (5 min)**
- 8:20 p.m.**                    **Board Bulletin Board (5 min)**
- 8:25 p.m.**                    **Adjourn**

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

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

Feb. 22, 10 a.m. Lively Arts presents Mr. Jon Music

Feb. 26, 6 – 7 p.m., OMCA Education Committee Meeting

Feb. 26, 7 p.m., OMCA Board Meeting

March 12, 7 p.m., OMCA Board meeting

March 17, 5 – 8 p.m., Jazz in the Mills presents Coniece Washington

March 22, 10 a.m., Lively Arts for Little Ones, Mr. Gabe

March 26, 6 – 7 p.m., OMCA Education Committee  
March 26, 7 p.m., OMCA Board Meeting  
March 30, 9 a.m., Columbia Cleans

### **Proclamation - Philip Hale and the Concert for Kids**

On behalf of the residents of the Village of Oakland Mills, the Board of Directors of the Oakland Mills Community Association hereby commends Mr. Philip Hale for his efforts to raise funds for children throughout Greater Baltimore via the annual Concert for Kids held at Oakland Mills High School. Mr. Hale, an Oakland Mills resident and teacher at Oakland Mills High School, conceived of this idea to help the WBAL Radio Kids' Campaign over a decade ago and turned it into a reality. The annual Concert for Kids has become a holiday tradition in the Oakland Mills Community and has raised thousands of dollars for the Kids' Campaign. In 2018 alone, the Concert for Kids raised over \$10,000 and has grown to include a third performance outside of Oakland Mills.

The Oakland Mills Community Association and the residents of Oakland Mills thank Mr. Hale, the faculty and staff at Oakland Mills High School, the Oakland Mills Fine Arts Boosters, the volunteers and donors who support the Concert for Kids, and, most importantly, Mr. Hale's students who give so generously of their time and who learn from Mr. Hale the importance of cOMmunity and helping others through their participation in this annual tradition.

Draft – February 12, 2019

### **Political Activity Discussion and Disclaimer Policy**

**Goal: Under fiduciary responsibility requirements, protect the Oakland Mills Community Association's (OMCA) 501(c)(4) tax exempt status as a social welfare organization.**

As a 501(c)(4) Social Welfare Organization, the Oakland Mills Community Association may engage in limited political activity to seek legislation germane to the Association's programs to attain social welfare purposes. The promotion of social welfare does not include direct or indirect participation or intervention in political campaigns on behalf of or in opposition to any candidate for public office. (<https://www.irs.gov/charities-non-profits/other-non-profits/social-welfare-organizations>)

To ensure the Association stays within the confines of what is allowable under 501(c)(4) the following policy will apply when the Association interacts with candidates running for office at the local, state, or national level.

### **Board and Staff Interaction With Candidates Running for Office**

**Goal: All incumbent candidates already representing residents of Oakland Mills are treated equally with respect to invitations to OMCA-sponsored events and board meetings.**

An incumbent who represents Oakland Mills may be invited to speak at an Oakland Mills board meeting or at an Oakland Mills event. This would not be an invitation to campaign. Rather, it would be an invitation to discuss an issue impacting Oakland Mills that the Oakland Mills board has chosen to place on its agenda, or to speak as a guest of Oakland Mills to residents as their elected representative. If multiple incumbents who represent residents of Oakland Mills are running in the same race, all incumbents will be invited to speak to ensure Oakland Mills Community Association does not create the perception of favoring one candidate over others.

Candidates for office who are not currently representing Oakland Mills may not be invited to speak at meetings or events, as this invitation would be a result of their candidacy for office rather than their current representation of our community. Exceptions include events where all candidates for office are invited for a public forum, such as a moderated candidates' debate where all candidates receive invitations and equal time.

Unless there is a pressing or emergency community issue needing immediate attention from the Oakland Mills board and the incumbent, incumbent candidates will not be invited to speak at Oakland Mills Community Association board meetings within 28 days prior to a primary or general election.

Candidates may attend open OMCA board meetings as regular audience members and speak to the board about OMCA business during regular resident remarks under the same rules that apply to all other residents. Candidates may not engage in campaigning in The Other Barn or on property managed by OMCA, including The Other Barn and the three Neighborhood Centers.

Candidates may choose to attend public OMCA events without invitation. They may not campaign at these events unless they have reserved and paid for designated space to do so.

Social media run by OMCA to promote advertisement of events and discussion of issues shall not be used by candidates for campaigning. Like any member of the public, candidates for public office may post factual information to OMCA social media, subject to review by moderators of the social media platform.

### **OMCA Board Members Who Have Announced Candidacy for Political Office**

**Goal: Respect aspirations to higher levels of public service while protecting OMCA's 501(c)(4) status.**

To ensure transparency and protection of OMCA's 501(c)(4) status, a board member who has publicly announced or filed for a candidacy for political office shall inform the board of directors in writing upon announcing or filing. This does not impact the member's status as a board member.

Board members who are candidates for political office must keep their candidacy and their OMCA responsibilities separate and distinct. This includes refraining from using their status as an OMCA board member in campaign material, other than as a biographical fact; from using minutes, documents, or other information gained from sitting on the OMCA board of directors for political purposes; from using OMCA social media or other OMCA platforms to engage in campaign speech; and from using images of other OMCA directors in campaign material without expressed consent.

### **Personal Endorsement of Candidates**

**Goal: Respect free speech and participation in the political process while protecting OMCA's 501(c)(4) status and avoiding ambiguity regarding OMCA's official positions on social welfare issues.**

OMCA values free speech and everyone's right to engage in the political process. OMCA board members and staff may endorse candidates, state their party affiliations or preferences, work for campaigns, and otherwise engage in political processes as **individuals, and keep these activities separate and distinct from their OMCA board positions and OMCA's positions on social welfare issues**. OMCA board members and staff must not infer or imply that their political activity represents that of OMCA. If challenged or questioned, board members and staff must state that they are stating personal opinion that does not reflect the position of OMCA. Should OMCA choose to take a position on policy, this will be done in open meeting with consensus of at least a majority of the voting members of the board present at the meeting. OMCA will not consider taking a position on individual candidates for office.

**GOOD NEIGHBORS    GOOD NEIGHBORHOODS**  
**Oakland Mills Neighborhood Enhancement Advisory Committee**

**OAKLAND MILLS COVENANT ENFORCEMENT PROCESS: PROPOSED UPDATE**

**Goals and Objectives**

One of the reasons Oakland Mills is a special place is that all property is subject to the Oakland Mills Covenants. These covenants are designed to:

- Encourage environmental excellence
- Preserve the design integrity and architectural quality of Oakland Mills land and dwellings
- Maintain aesthetic standards that make Oakland Mills an attractive and desirable place to live
- Prevent the deterioration of neighborhoods by following the original philosophy of enforcing good maintenance and property standards
- Ensure that structures and use of property remain harmonious with the general plan of development and use of property in Oakland Mills.

These objectives are accomplished through the architectural review system and covenant enforcement. The Covenants give the Architectural Committee the responsibility to set rules and procedures for architectural controls, as well as the power to interpret the covenants. There are similar covenants for each of the other Villages in Columbia.

Oakland Mills is over 40 years old. What were acceptable building practices 40 years ago may not be today, just as what is acceptable today may not be five years from now. Available and popular colors, material, and design features will differ from the developers' original concepts for Oakland Mills. Furthermore, the maintenance demands for older properties are much different from those the community faced even 20 years ago. Therefore, it is imperative that the Board review and revise the covenant procedures regularly to ensure that Oakland Mills continues to prosper.

**Process**

Residents who have a complaint regarding property maintenance, concerns about residential exterior changes, and other issues pertaining to covenant enforcement, are welcome to submit a covenant complaint form. This form is available online and in print. The form is completed then submitted and dated by the Oakland Mills Covenant Advisor and copies go to the Oakland Mills Village Manager and the Architecture Committee Chair. The Covenant Advisor enters every complaint into the Covenant Compliance Log (created August, 2015) that tracks in detail the status of each complaint until full resolution. Effective August 12, 2015 all complaints submitted to the Covenant Advisor will be recorded and tracked in this log. All preexisting open complaints shall also be entered and tracked. In submitting a complaint, a resident may choose to (1) not give their name (2) be named only in the Village records, or (3) be named both in Village records and in discussions with the property owner cited in the complaint.

Depending on the nature of the complaint, issues may be dealt with by the Covenant Advisor directly or may be referred to the Columbia Association, the Howard County Department of Public Works, or another organization.

**The ultimate goal of this process is to complete all corrective action within 1 year of the date on which a property owner is formally notified of a violation. If corrective action is not completed within that period, the violation shall be submitted to the Columbia Association ARC for possible litigation.**

**Timeline:**

1. Receipt of complaint by Covenant Advisor.
2. When a complaint is received, it is promptly dated it is entered into the official Oakland Mills data reporting and tracking database, the Covenant Complaint Log. A copy of the complaint is sent to the Architecture Committee Chair and the Village Manager.
3. The Covenant Advisor and an Architecture Committee member coordinate to make a prompt visit the site (jointly or individually) to assess reported violations. If applicable, a copy of the complaint with its validation status is sent to the complainant who is notified based on their stated preferred method of communication.
4. If violations are confirmed, the property owner is notified by letter, setting firm deadlines for response and/or correction, as follows:
  - A first letter is sent within five working days of the inspection via regular mail, notifying the property owner of the violations and setting a deadline for each violation correction. The letter will specify that even if unforeseen complications arise all violations must be remedied within six-months of the date of this first letter.\* The letter also will indicate that if there is no response within 15 days, a 360° inspection review of the property will be conducted. A 360° inspection review means an inspection of the front yard, side yards, back yard, all visible house exteriors and any other structures on the lot such as decks, sheds, trash enclosures, and proper maintenance of lawns, trees and shrubbery, etc.
  - If there is no response from the property owner within 15 days of the first letter, a 360° inspection is conducted and a second letter is sent, including both the original violations and any discovered during the 360° inspection and re-stating the deadline for correction.
  - If there is no response from the property owner within 15 days of the second letter, a third letter is sent, re-stating the deadline for correction.
  - If there is no response from the property owner within 15 days of the third letter (i.e. six weeks from the date of the original complaint), the Village Board sends a 15-day warning notice via regular mail to the property owner.
5. If there is no response to the 15-day warning notice and if violations are not corrected, the Village Board votes **to approve** submission of the case to the Columbia Association Architectural Resource Committee (ARC) for action.
6. **If the resident responds to the violation notice within 15 days of receiving the first letter, he/she then works with the Covenant Advisor to correct the violation(s). However, if corrective action cannot be completed within 6 months of the date of the first letter, the Covenant Advisor shall bring the matter to the OMCA Architecture Committee. If the resident has submitted a timeline with specific milestones that will achieve full completion within 1 year of receiving the first letter, the Architecture Committee may grant an extension on condition that the timeline is carried out.**

*\* Note that, for fairness, this process is tightly followed and is the same for all complaints. However, in special circumstances, extensions can be authorized by the Architecture Committee Chair, in consultation with the Village Board. Any extensions given to a violator include follow-up timeframes that must be strictly kept, or the process continues.*

## **Oversight**

Covenant enforcement is the legal responsibility of the Village Board. The enforcement process is carried out by the Covenant Advisor, who reports to the Village Manager. The Architecture Committee Chair discusses difficult cases with the Board on a case-by-case basis and seeks their advice. The Village Manager and the Architectural Committee Chair oversee the entire covenant enforcement process. The ultimate responsibility for the enforcement of the covenants rests with the OMCA Board.

February 12, 2019

~~September 28, 2015~~



**Oakland Mills Community Association**  
**The Other Barn • 5851 Robert Oliver Place**  
**Columbia, MD 21045**  
 410-730-4610 • oaklandmills.org

January 24, 2019

Mr. Val Lazdins, Director  
 Howard County Department of Planning & Zoning  
 3430 Court House Drive, George Howard Building  
 Ellicott City, MD 20143

Dear Mr. Lazdins:

This letter serves as a petition to the Howard County Government to deny the developer's request for Age Restricted Housing (over 55) for the proposed Jordan Overlook subdivision. This subdivision is currently zoned R20 (no more than two units per acre). If the exemption is approved and changed to C05, the density for the proposed area would double to four units per acre, and would allow for a total of 20 units in this area.

Oakland Mills Community Association objects to the proposed change in zoning for the following reasons:

**Failure to meet intentions of zoning exception:**

- After reviewing the County requirements for exception to zoning for the conditional use of an age restricted population, the OMCA Board of Directors does not believe that the applicant has met those standards—the overall site is too small to provide the typical amenities for an age-restricted development, and is surrounded by existing community homes that restrict access to the proposed site.

**Traffic/Traffic Safety:**

- Mellenbrook Rd has seen increased traffic over the past five years as more travelers use it as an alternative to US-29 when it is congested. Also, plans exist to build a new courthouse near the intersection of Mellenbrook Rd and MD-108, which would likely also increase traffic on Mellenbrook Rd. No traffic safety study is on record that addresses the impact of the courthouse proposal or the Jordan Overlook proposal, especially as it pertains to Thunder Hill Elementary School, which is located on Mellenbrook Rd.
- The Jordan Overlook site plan shows insufficient parking for residents and their guests. Overflow vehicles would need to park on existing roads in the immediate vicinity, causing additional traffic congestion and safety concerns.

**Environmental Impacts:**

- The Jordan Overlook site potentially contains a Flood Plain and wetlands area. There is no Environmental Impact Study on record that can be referenced to determine environmental limitations for development of this area.
- As proposed, Jordan Overlook will remove the forest conservation easement created on the property in 2014. This action will diminish the local environment and habitat to the detriment of our wildlife.
- The proposal would require the removal of many trees in order to obtain the necessary grading to accommodate the site plan. Additionally, the new construction would be at higher elevation than the surrounding community and the multi-story facilities in this proposal would make this height different even more prominent and would have a negative environmental aesthetic effect on the existing properties.

Thank you for your attention to this issue. Please contact me if you have any questions regarding the contents of this letter.

Sincerely,

Jonathan Edelson, Chair  
Oakland Mills Board of Directors

Cc: Howard County Executive Dr. Calvin Ball  
Howard County Councilmember Opel Jones

County Council of Howard County, Maryland

2019 Legislative Session

Legislative Day No. 3

Resolution No. 19 -2019

Introduced by: Deb Jung and Christiana Mercer Rigby

A Resolution expressing the County Council’s continuing support for CB8-2017, which authorized the Howard County Office of Law to institute any civil action or other proceedings related to the implementation of the Next Generation Air Transportation System at Baltimore Washington International Thurgood Marshall Airport.

Introduced and read first time on \_\_\_\_\_, 2019.

By order \_\_\_\_\_  
Jessica Feldmark, Administrator to the County Council

Read for a second time and a public hearing held on \_\_\_\_\_, 2019.

By order \_\_\_\_\_  
Jessica Feldmark, Administrator to the County Council

This Resolution was read the third time and was Adopted \_\_, Adopted with amendments \_\_, Failed \_\_, Withdrawn \_\_ by the County Council on \_\_\_\_\_, 2019.

Certified by \_\_\_\_\_  
Jessica Feldmark, Administrator to the County Council

NOTE: [[text in brackets]] indicates deletions from existing language; TEXT IN ALL CAPITALS indicates additions to existing language. ~~Strike-out~~ indicates material deleted by amendment; Underlining indicates material added by amendment.

1 **WHEREAS**, The Howard County Council has found and continues to find that the  
2 implementation of the Next Generation Air Transportation System at Baltimore  
3 Washington International Thurgood Marshall Airport by the Federal Aviation  
4 Administration has harmed residents of the County by causing millions of dollars of  
5 property devaluation, severe and relentless health consequences, real pain and suffering  
6 for tens of thousands of Maryland residents and tax payers, and lasting negative impacts  
7 to our environment and Chesapeake Bay from continued excessive and increased noise  
8 and air pollution from the low-flying planes; and  
9

10 **WHEREAS**, the Federal Aviation Administration has failed to consider appropriately the  
11 significant environmental, health, and land-use impacts of the Next Generation Air  
12 Transportation System and related flight operation changes that abandoned existing State  
13 and federal noise abatement plans; and  
14

15 **WHEREAS**, the Federal Aviation Administration has acted arbitrarily and capriciously in  
16 failing to comply with federal environmental, transportation, and historic preservation  
17 law and failed to consider appropriately the significant environmental impact of the Next  
18 Generation Air Transportation System and related changes at Baltimore Washington  
19 International Thurgood Marshall Airport; and  
20

21 **WHEREAS**, legal action is necessary to protect the residents and interests of the County from the  
22 harm caused by the excessive and increased noise from airplanes and other environmental  
23 impacts; and  
24

25 **WHEREAS**, On February 6, 2017, the Howard County Council passed, and on February 9, the  
26 County Executive signed, Council Bill 8-2017, which authorized the Howard County  
27 Office of Law to institute any civil action or other proceedings related to the  
28 implementation of the Next Generation Air Transportation System at Baltimore  
29 Washington International Thurgood Marshall Airport; and  
30

1 **WHEREAS**, the Federal Aviation Administration has abandoned the BWI Community Routable  
2 that it demanded to be formed to address the harmful impacts caused by the  
3 implementation of the Next Generation Air Transportation System at Baltimore  
4 Washington International Thurgood Marshall Airport, and has dismissed the County's  
5 efforts to address the harmful impacts via an administrative petition; and  
6

7 **WHEREAS**, The County has brought proceedings related to the implementation of the Next  
8 Generation Air Transportation System at Baltimore Washington International Thurgood  
9 Marshall Airport, which proceedings are ongoing in federal court; and  
10

11 **WHEREAS**, the County has brought a second suit against the Federal Aviation Administration  
12 for continuing to ignore significant noise impacts on Howard County citizens while  
13 approving proposed revisions to the BWI Airport Layout Plan, which includes an  
14 expansion of cargo facilities; and  
15

16 **WHEREAS**, the County is considering additional legal action to obtain relief from the Federal  
17 Aviation Administration:  
18

19 **NOW, THEREFORE, the County Council of Howard County, Maryland**, on this \_\_\_ day of  
20 \_\_\_\_\_, 2019, reiterates its support for the ongoing civil action and other proceedings  
21 related to the implementation of the Next Generation Air Transportation System at  
22 Baltimore Washington International Thurgood Marshall Airport.

**Education Committee Report by Jonathan Edelson  
February 12, 2019**

- I delivered OMCA testimony on the FY 2020 HCPSS Operating Budget at the January 31 Board of Education Meeting. I also submitted an electronic copy to the BOE. A Reading Recovery teacher from Stevens Forest testified just before me, which was coincidental but also very convenient as it reinforced the equity message. OM residents have also posted the testimony on county-wide social media, where it has started conversations about equity in budgets and programs.
- At the last education committee meeting, we talked about collecting all data currently available on school equity, achievement gaps, and disparities to form a comprehensive message that might be used beyond Howard County (e.g. with state officials, social welfare and advocacy organizations, media, etc.) We are forming a small school equity subgroup comprised of people who have been working with a lot of data, to put together everything collected so far, analyze data, and request new data to fill gaps. The subcommittee will meet in the coming weeks to develop a plan. I will discuss with the education committee at our next meeting. Subcommittee results or findings that the education committee feels should have OMCA backing for action will be brought to the board.
- An OMHS parent alerted me to the capital budget work session where school system officials, when asked why they are emphasizing new capacity construction over deferred maintenance, compared school buildings to cars. In other words, instead of putting expensive and hard to find parts in a 30 year old car, one would buy a new one. This to me is a terrible analogy as cars (with a few very, very rare exceptions) depreciate no matter how well maintained and cannot be systemically renovated, while real estate tends to appreciate and can be kept functional and in good repair for decades or even centuries with proper investment. This is also the kind of thinking we need to combat to support our schools. We cannot wait for them to decline to the condition Talbott Springs was in, where the only logical solution is a rebuild. That would mean many more years of children learning in substandard environments.
- Grace's Closet, which was founded by Vicky Cutroneo and collects and stores clothing for children in need in HCPSS schools, delivered a large shipment of winter coats and accessories to me last week. I contacted all schools in the Village, and OMHS, OMMS, SFES, and TSES responded with needs. I delivered the coats and they have been distributed. I will secure more for OMMS and OMHS; SFES and TSES confirmed they have adequate supply for now.
- An OMHS student is going to be a candidate for student member of the Board of Education. The Education Committee has offered its support to her as she navigates the process.

**Manager's Report**

**Submitted by Sandy Cederbaum on January 17, 2019 for January 22, 2018**

**Event Update:**

**Bingo** – approx. 160 attended. Many thanks to Brigitta, SFES PTA, Jonathan Edelson for organizing the event. Thanks to Vennaris, Pizzaman, and LA Mart for food and beverage donations.

**Conflict Resolution Workshop** – co-sponsored event with HC MCRC to be held on Sat. Feb. 9 from 10 – noon.

**Elections** – updated election materials for the 2019 OMCA elections. Packets available beginning Feb. 19.

**Facility Issues**

**Silo Replacement Stair Treds Silo** – still awaiting material and installation

**Silo Water leaking** – We received a reply to Jonathan Edelson's email regarding status of silo work. Since that date CA installed a dehumidifier and fan in silo to draw out humidity and circulate air. It's evident that they will need to heat the space and seal the dome as large amounts of water come in from top on days when the ice on the dome melts and on rainy days. The next step will be some water tests on the dome to see exactly where the water flows when it's wet – does it come directly in from unsealed dome areas and/or does it go down the sides and seep in through the walls. Much more to find out and fix.

**Neighborhood Centers:** We received formal notice that the Longfellow Nursery School will return to the center in Longfellow after this school year.

**Shopping Center:** Jonathan and I followed up with LA Mart and resident to discuss issue brought to board's attention. We've shared what we know about the Pizzaman fire and will provide updates.

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

**Staff:** New front desk staff has started and they are working out well.

**Security System upgrades:** I have received quotes that I shared with Jonathan for security upgrades to front door entry/monitor, panic buttons and exterior front camera upgrade. We hope to proceed once we know our financial status after the third quarter. This remains a priority. No word from CA about lighting up the rear of the building facing the rear parking lot. I have put in a work order for a camera in the back, it's a CA expense that I hope they fund.

**Restroom Hot Water:** CA has installed hot water heaters under each sink in the women's and men's room and they work fine.

**Manager's Activities:**

I will attend the Installation of HCPS Chief Lisa Meyers on Feb. 13.

I will attend the village manager's meeting on Feb. 13

I will attend the monthly HCPD Citizens Advisory Council meeting on Feb. 21

I will attend the Feb. 21 morning session with Councilman Jones

I will attend the Feb. 21 community outreach meeting on the Courthouse plans

**Safety and Security Committee**  
**February 12, 2019**

I have found these two Safety and Security articles in The Columbia Patch, and have copied them for your information.

**Porch Pirates**

COLUMBIA, MD — A so-called "porch pirate" was captured on surveillance video this past week in Columbia. Now, the Howard County Police Department has released video from the crime in hopes of identifying the thief and to remind residents to beware.

The theft happened on Wednesday, Jan. 23. A package was taken from a residence in the 10600 block of High Beam Court, according to police.

"Although the holiday shopping and shipping season may be over, residents shouldn't let their guards down," the Howard County Police Department said in a statement on Tuesday, Jan. 29. "Reports of 'porch pirates,' or thieves who steal packages right off your front doorstep, are all too common throughout the year."

Previously, police issued these tips for protecting packages:

- Try to be home when packages are scheduled to arrive.
- Ask a trusted neighbor or friend to take any packages inside if they arrive before you.
- Request the delivery person put the package somewhere it can't be seen from the sidewalk.
- Have the package delivered to your workplace.
- Have your Amazon orders delivered to their lockers at Whole Foods.

Police also suggested getting a doorbell camera or subscribing to the "Neighbors" app, which does not require having a camera of one's own but allows access to other neighbors' videos.

To get the free anonymous doorbell video-sharing app Neighbors, text "HCPD" to 555888.

Anyone who recognizes the thief in Columbia is asked to call police at 410-313-STOP or email a tip to [HCPDcrimetips@howardcountymd.gov](mailto:HCPDcrimetips@howardcountymd.gov).

**SCAMS** to be aware of

From the Columbia Patch

PIKESVILLE, MD — A recent round of scam calls demanded Social Security numbers or money on gift cards, warn Maryland State Police. Authorities are warning residents about a telephone scam in which the caller cloned a state police number and asked for personal information from people as part of a criminal investigation.

A woman called the Maryland State Police on Feb. 7 to report she had received a call where the phone's caller ID showed "Maryland State Government" and the number 301-475-8955, which is the number for the Maryland State Police Leonardtown Barrack. When she answered the call, the person on the other end told the target she was a suspect in a drug trafficking investigation

and that she needed to provide the caller her Social Security number and other personal information, officials said in a news release.

This bogus call is one of several phone scams recently reported to Maryland State Police. Officials at the Salisbury Barrack say other scams reported include victims receiving calls that threatened arrest or the detention of family members if the victims did not provide money, account numbers or purchase reloadable gift or credit cards

Another tactic had scammers pose a representative of the Internal Revenue Service who made similar threats. State police say victims have had their computers infected with a computer virus and were told to take immediate action in order to salvage the computer, which included purchasing up to \$2,000 in gift cards to pay the company to correct the issue.

The agency's Cumberland Barrack was recently inundated with numerous telephone calls over a scam in which a man or woman claiming to be from the Social Security Administration requested information and threatened to have the police respond to the victim's address to arrest them.

"These scammers are using scare tactics and sophisticated technology to attempt to take advantage of the public," state police said in a news release. "If you are a senior citizen, or have a family member that is a senior citizen, please be aware and ensure they are aware of these scams so they do not fall victim to them."

The Maryland State Police, as well as government agencies like the Social Security Administration or the Internal Revenue Service, would never solicit personal information or services over the phone from a resident. You should never give any personal information over the phone, and only allow a qualified reputable computer technician the ability to repair your computer if it is infected with a virus. Many of these telephone scams are disguising themselves by using local telephone number prefixes.

Anyone who receives such a phone call should hang up and contact their local state police barrack. Callers may remain anonymous.

Taxpayers should know that the IRS doesn't do these things:

- Call to demand immediate payment through a specific method such as a prepaid debit card, gift card or wire transfer. The agency usually contacts taxpayers through the mail about an outstanding tax debt.
- Demand payment without a chance for the taxpayer to question or appeal what is owed.
- Threaten someone with arrest if they don't pay.
- Ask for credit card numbers over the phone.

You can also report certain types of scams and fraud to federal enforcement agencies. Federal agencies usually can't act on your behalf, but they can use complaints to record patterns of abuse. This helps them take action against a company or industry.

Common scams and fraud - Contact the Federal Trade Commission (FTC) or use the Online Complaint Assistant to report various types of fraud, including counterfeit checks, lottery or sweepstakes scams, and more.

Oakland Mills Safety and Security Committee

REPORT	BEGINS	01/22/2019	Incident	Weapon Used	Injury	Arrest Made	Notes
Date Reported	Time	Location					
01/26/2019	1:23 AM	9700 block Basket Ring Road	Robbery	Yes	No		A teenage male victim reported that he agreed to allow an individual he communicated with on an app to come to his residence for a transaction. Six male suspects with their faces partially covered arrived and forced open the door. They displayed handguns and stole cash and a video game console before fleeing. No one was injured. Police are investigating whether this incident was drug-related.
02/02/2019	Overnight	5600 block Stevens Forest Road	Vehicle Break-in	No	No		Resident reported break-in; unclear if anything was stolen.
02/03/2019	9:27 PM	9500 block Kilamanjaro Road	Vehicle Break-in	No	No		Resident reported break-in; unclear if anything was stolen.
02/06/2019	Daytime	9400 block Kilamanjaro Road	Vehicle Theft / Drugs	No	No	✓	Two teenage males were observed with drugs entering Oakland Mills High School. One was not a student at the school. Through investigation, police determined that the two had arrived in a stolen vehicle. The teens, one 15, the other 16, both from Columbia, were charged with motor vehicle theft and drug possession with intent to distribute, and released to a parent or guardian.
REPORT	ENDS	02/11/2019					