



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



June 11, 2020

Board of Directors  
Columbia Association  
6310 Hillside Court  
Columbia, MD 21045

Dear Columbia Association Board of Directors:

The Oakland Mills Community Association Board of Directors has discussed both OMCA and CA's financial situation at each of our Board meetings since the pandemic related closures began in mid-March. It is evident that CA's financial status is deeply intertwined with the financial status of all ten village associations. Currently, OMCA has no revenue source other than the CA assessment share. Prior to the pandemic related closures, we were about to enter our busiest rental season and anticipated our best revenue generating year ever. We had fully rented all OMCA neighborhood centers seven days a week, and we had the Other Barn booked all Fridays, Saturdays, and Sundays for large social rentals.

As of March 15, and continuing at least through August, all rentals have been either canceled or postponed and all neighborhood centers remained closed. We have refunded all rental fees and continue to do so as more cancellations occur. While our buildings remained closed to the public, we continue to incur operating expenses related to the management of the facilities. OMCA furloughed 8 of our 13 employees, and the 5 employees that remain have greatly reduced hours. We all continue to work remotely. Our buildings may be closed but the Oakland Mills Community Association has remained open.

The OMCA Board discussed and voted **not to agree** to the "Amendment to the Management Contract." The Board can only agree to the amendment if the proposed amendments are reviewed each fiscal year for the duration of the Management Contract (April 30, 2024). The OMCA board therefore proposes that the "Amendment to the Management Contract" be revisited in FY22, FY23, and FY24. The financial situation that CA and OMCA will face is unpredictable and given the uncertainty it is the most fiscally prudent way to handle any such changes to the terms of the contract.

The Board remains concerned about the lack of transparency and communication between CA and the villages regarding assessment share changes and the reduction of the facility credit component of the assessment share. We sincerely hope that going forward all proposed changes will occur **ONLY** after discussions with village boards have first taken place.

OMCA is now in the planning stages to open our doors and resume rentals. We will continue to adhere to county/state/federal regulations. Our staff have been attending webinars on facility re-openings and continue to follow CDC and other regulatory guidelines.

We cannot open the facilities, especially the Other Barn, without ensuring that our HVAC Ventilation and Duct Systems will provide safe and pure air ventilation. The Other Barn's Loft, a second level room with no outside air flow, is our greatest concern. The Loft is where almost all large rentals occur.

The current Management Contract defines building maintenance and financial responsibilities of each party. With regard to HVAC and Duct Systems, please refer to the following:

**HVAC Units and Duct Systems**

**Reference: EXHIBIT D, E3 of the CA/Village Management Agreement (below)**

**“Repair and Maintenance of building HVAC Systems including but not limited to thermostats and duct runs are CA’s responsibility. CA will maintain the buildings HVAC systems to the same standards and schedules as other CA buildings. The Cost of HVAC maintenance, repair, and cleaning of duct systems shall be covered by CA.”**

As per the Management Contract the OMCA Board requests that CA buildings, including all community and neighborhood centers, be held to the same upgrade standards as the other CA buildings with regard to HVAC/air purification equipment and duct systems. We understand that no two buildings are alike and as such have different systems and need different solutions. However, we do expect that CA will uphold the terms of the contract and do everything that can be done to reach the same level of protection across all CA facilities.

These are unprecedented and challenging times. Thank you for your leadership. The villages are partners with CA. We will continue to work together in a cooperative and transparent manner to navigate what lies ahead.

Sincerely,



Jonathan L. Edelson, Chairman  
Oakland Mills Board of Directors