



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 ~ Lynn-Steven Engelke, Architectural Committee Chair
Bill McCormack Jr., Vice-chair ~ Rebecca Bryant ~ Paul Verchinski
Bageshwar Verma ~ Virginia (Ginny) Thomas, Columbia Council Representative

November 24, 2020

Link to YouTube recording of the October 13, 2020 OMCA Board Meeting:

<https://youtu.be/7w2FoF5dZR4>

OMCA Regular Board Meeting

This meeting was conducted via Zoom remote virtual conferencing due to the Covid-19 pandemic.

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

Present: Jonathan Edelson, Board Chair; Bill McCormack, Board Vice-chair; Lynn Engelke, Architecture Committee Chair; Ginny Thomas, Columbia Council Representative; Rebecca Bryant; Paul Verchinski; Sandy Cederbaum, Village Manager; Amy Carpenter, Administrative Assistant

Absent: Bageshwar Verma

Quorum Present: Yes

Also Present: Howard County Council District 2 Aide Ashley Alston; see resident list

Opening of Meeting

- **Mr. McCormack** motioned to approve the November 10, 2020 OMCA Board meeting minutes (ATTACHMENT A). **Mr. Verchinski** seconded. **Ms. Thomas** asked to amend the minutes. The Board approved the amended minutes (5-0-0).
- **Mr. McCormack** motioned to approve the November 24, 2020 OMCA Board meeting agenda (ATTACHMENT B). **Ms. Engelke** seconded, and the motion passed (5-0-0).

Mr. Edelson read the following statement for the record:

“Section 2.03B of the Oakland Mills Community Association By-laws addresses the removal of Directors due to non-attendance at meetings. I will not read the whole section as our By-laws are published and shared with each Director, but I will cover relevant details for the record.

Director Larry Pretlow II was absent from the consecutive meetings of September 22, 2020; October 13, 2020; October 27, 2020; and November 10, 2020. Our By-laws require that the absence from four consecutive meetings institutes removal proceedings. These proceedings begin with preparation of a notice from the Village Manager to the Director, signed by one of the remaining Directors in good standing.

Our Village Manager prepared this notice following the November 10, 2020 meeting and brought it to me for signature on November 12, 2020. After getting my signature, she mailed it to the last known address on November 12, 2020.

Per our By-laws: ‘A Director notified and directed to show cause pursuant to this section may within 10 days of the date of the notice submit a written response or a written request for hearing before the remaining Directors, which shall be mailed to the Board of Directors in care of the Village Office. A request for hearing shall be granted and the hearing shall be scheduled at the convenience of all concerned, but no later than 30 days after the request is received. Failure by a Director to submit a written response to the notice or to request a hearing within the prescribed time period, or a determination by a majority of the remaining Directors upon consideration of the Director's response that he or she has failed to advance sufficient cause for retention on the Board at Directors, shall effect the Director's removal with no further action required by the Board of Directors or members of the Association.’

Mr. Pretlow did not request a hearing with the Board of Directors within the time period prescribed by our By-laws. Therefore, without further action required by the remainder of the Board, he is removed from his position as a Director of the Oakland Mills Community Association. We will discuss filling the vacant Director position at an upcoming meeting.”

Resident Remarks

Resident Lena Kennedy expressed disappointment that a Board member had suggested barricading CA Open Space to prevent usage of the land for Symphony of Lights. Ms. Kennedy shared a petition to allow the 2020 Symphony of Lights to continue. **Ms. Bryant** asked how many of the signatures were from OM residents. Ms. Kennedy said she did not know.

Howard County Council District 2 Aide Ashley Alston wished the Board members and residents happy holidays and reminded them that if they had any questions or concerns, they could contact her.

New Business

Request for CA Zoning Consultants to Offer Suggestions About Oakland Mills Village Center Area

Ms. Thomas reviewed her suggestion that the Board might be interested in requesting CA’s New Town Zoning consultants offer suggestions on the Oakland Mills Village Center. She said that the consultants were impressed that Oakland Mills was the only village that had secured a market study using CA and County funding. The consultants would be putting this in their report. **Ms. Thomas** confirmed that no further action was required by the Board.

Old Business

OMCA Testimony for County Executive’s First FY22 Citizens Budget Hearing

Mr. Edelson reviewed the draft of OMCA’s testimony for County Executive Calvin Ball’s First FY22 Citizens Budget Hearing (ATTACHMENT C). He shared changes recommended by the Oakland Mills Education Committee just prior to the OMCA Board meeting. Documents from the County regarding deferred maintenance at OMHS and OMMS as well as county-wide data on deferred HVAC maintenance at HCPSS schools were also added as attachments to the testimony. Mr. McCormack suggested that the part of the testimony regarding Deferred School Maintenance include the issue of the costs of deferred maintenance nearing the costs to rebuild. The Board agreed to add this into the testimony. **Mr. McCormack** motioned to approve the draft testimony for the County Executive’s First FY22 Citizens Budget Hearing. **Mr. Verchinski** seconded, and the motion passed (5-0-0).

Increased Vehicle Speeds throughout Columbia

Mr. Edelson invited resident Jim Alvey to share his concerns regarding increased vehicle speeds throughout Columbia. Mr. Alvey discussed the issue and said that he had reached out to County Executive Ball and had not received an answer. He had also reached out to **Ms. Thomas**, who had been supportive. The Howard County Police Department had also been responsive. HCPD recommended that citizens write down the license plate numbers of speeding/reckless vehicles and report them to the police. HCPD said that action would be taken on

those reports. A discussion ensued. **Mr. Edelson** suggested sending letters of concern to Howard County Districts 2 and 3 Councilmembers and to County Executive Ball. It was also suggested that HCPD and other County organizations should be copied on those letters. Short term solutions included traffic enforcement measures such as resident reports, speed cameras, and increased police presence. Long term solutions included stricter County laws and street designs that discouraged speeding.

Board Chair Report

Mr. Edelson reported on a Housing Opportunities Taskforce virtual meeting he attended the previous week along with Mr. Verchinski and Oakland Mills residents John DiTomasso and Phil Engelke. Mr. Edelson, Mr. Verchinski, and Mr. DiTomasso stressed the importance of considering school data when studying housing.

Mr. Edelson reported that he and Ms. Cederbaum had met with Columbia Community Care at the Stevens Forest Neighborhood Center. The organization would be signing an agreement to use space at the neighborhood center for food distribution on Wednesday afternoons/evenings and Saturday mornings/afternoons.

Columbia Council Representative Report

Ms. Thomas updated the Board on the Housing Taskforce. She reminded the Board and residents that CA would be holding public hearings in January and February about the CA budget and that CA would vote on the budget in late February. Ms. Thomas mentioned that she would like CA to reach out to the County and State for funding for CA open space property and services used by both residents and non-residents such as lake dredging, pond maintenance, etc. Ms. Thomas also updated the Board on the search for a new CA president. Mr. Verchinski recommended that the advertisement for a new president be included in local publications and social media.

Village Manager Report

Ms. Cederbaum gave details on safety measures for Columbia Community Care at the Stevens Forest Neighborhood Center. She reported on OMCA's upcoming Holiday Donation Drive on December 5th outside The Other Barn from 9:30 a.m. to 12:00 p.m. She updated the Board on tenants at OM's neighborhood centers and announced a virtual Lively Arts for Little Ones concert on Saturday, January 9, 2021.

Committee Reports

Architecture Committee

Ms. Engelke reported on RAC meetings and applications for exterior alterations.

BWI Metroplex

Mr. Verchinski gave an update on flight paths and new leadership for the BWI Metroplex Roundtable.

Board Bulletin Board

Board members wished residents and each other happy holidays.

Mr. McCormack suggested creating an OMCA traffic committee with Jim Alvey as chair. He discussed the Housing Committee Taskforce and thanked OM Board members for attending the taskforce meetings. He said the last Housing Taskforce meeting would be December 3rd. He said that he had talked with former OMCA covenant advisor Bob Bellamy who said he had noticed that OM homes were looking well-maintained. **Mr. McCormack** also said that a friend of his who knew website design had complemented OMCA's website.

Mr. Edelson agreed that OM neighborhoods were looking good.

Mr. Edelson adjourned the regular OMCA Board meeting at 8:54 p.m.

Respectfully submitted: Amy Carpenter, Administrative Assistant



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

November 10, 2020

Link to YouTube recording of the October 13, 2020 OMCA Board Meeting:

<https://youtu.be/zAJn8FODmAg>

OMCA Regular Board Meeting

This meeting was conducted via Zoom remote virtual conferencing due to the Covid-19 pandemic.

Mr. Edelson called the regular meeting of the OMCA Board of Directors to order at 7:01 p.m.

Present: Jonathan Edelson, Board Chair; Bill McCormack, Board Vice-chair; Ginny Thomas, Columbia Council Representative; Rebecca Bryant; Paul Verchinski; Bageshwar Verma; Sandy Cederbaum, Village Manager; Amy Carpenter, Administrative Assistant

Absent: Lynn Engelke, Larry Pretlow

Quorum Present: Yes

Also Present: See resident list

Opening of Meeting

- **Mr. McCormack** motioned to approve the October 27, 2020 OMCA Board meeting minutes (ATTACHMENT A). **Mr. Verchinski** seconded, and the motion passed (5-0-0).
- **Mr. McCormack** motioned to approve the November 10, 2020 OMCA Board meeting agenda (ATTACHMENT B). **Mr. Verma** seconded. **Ms. Thomas** asked to amend the agenda. The Board approved the amended agenda (5-0-0).

New Business

Speeding in Howard County

The Board discussed noise and danger from drag racing and speeding around the County and on roads in or near Oakland Mills. The issue would be discussed again at the Nov. 24th Board meeting.

County Executive 1st Citizens Budget Hearing Testimony

Mr. Edelson shared possible items for the County Executive 1st Citizens Budget Hearing Testimony. A discussion ensued. **Mr. Edelson** and **Ms. Cederbaum** would write a draft of the testimony to be considered and voted upon at the November 24th Board meeting.

Board Chair Report

Mr. Edelson discussed public perception and media coverage of Oakland Mills and its schools.

Mr. Edelson reported that he had spoken with one of the co-founders of Oakland Mills United, a group of OMHS students and alumni interested in perception of and investment in OM schools. **Mr. Edelson** said that he had invited OM United to attend a Board meeting to speak with the Board and said he would be scheduling the group for a January 2021 Board meeting.

Mr. Edelson reported that the new laundromat had opened in the village center.

Columbia Council Representative Report

Ms. Thomas reported that CA had agreed to conduct a feasibility study of installing a bathroom in the upper level of The Other Barn. CA would contact Ms. Cederbaum about the study.

Ms. Thomas updated the Board on efforts to request that the County, State, and Feds help with funding for CA property used by both CA members and the public. She reported that residents would have the opportunity to give input on CA Board discussions on options for Fairway Hills Golf Course, which had ongoing problems because of flooding.

Ms. Thomas gave updates on the CA Capital Budget as well as the upcoming CA Operational Budget (which would be available in January). She said that residents would have the opportunity to testify starting in December and January. She reported that she was working with CA to improve visibility of budgets, meetings, and resident speak-out signs on the CA website.

Ms. Thomas reported that CA was offering the use of consultants it hired for the New Town Zoning Taskforce for the Howard County General Plan. She said the consultants could give additional insights into village center development and that this service would be paid for by CA. She asked if the Board would like the consultants to evaluate Oakland Mills. The issue would be brought back on the November 24th OMCA Board meeting.

Ms. Thomas, in response to a board member's question, stated that the use of land for Symphony of Lights was a CA legal issue.

Village Manager Report

Ms. Cederbaum reported on operations and finances during Covid-19. She thanked the CA Board and staff for the improvements made to The Other Barn.

OM's Facilities and Events Coordinator Brigitta Warren reported that in lieu of holiday events this year (due to Covid-19), The Other Barn would be hosting a food, toy, and winter mittens/gloves/hats donation collection drive on November 14th and December 5th from 9:30 a.m. to noon on each date. People who wanted to donate could leave items in boxes outside The Other Barn. Donations would be given to the Oakland Mills High School Food Pantry and Columbia Community Care organization.

Committee Reports

Architecture Committee

Ms. Cederbaum gave an update on exterior alteration applications and RAC meetings.

Board Bulletin Board

Ms. Bryant asked about a Board member's continued absence. A discussion ensued.

Mr. Verchinski said that the BWI Roundtable would meet virtually November 17th to discuss BWI Roundtable requests that the FAA had acknowledged but not yet acted upon.

Mr. Verma asked about a large branch left on the median on Stevens Forest Road. **Mr. Edelson** said that the issue had been reported and that the County should be addressing the issue soon.

Mr. Edelson thanked veterans for their Service.

Mr. Edelson adjourned the regular OMCA Board meeting at 8:25 p.m.

Respectfully submitted: Amy Carpenter, Administrative Assistant

DRAFT



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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; Bill McCormack Jr., Vice-Chair

Lynn-Steven Engelke, Architecture Committee Chair;

Rebecca Bryant, Larry Pretlow II, Paul Verchinski, Bageshwar Verma

Columbia Council Representative: Virginia (Ginny) Thomas

**Oakland Mills Board of Directors Meeting
Tuesday, November 24, 2020 – 7 p.m.**

Oakland Mills Community Association is inviting you to a scheduled Zoom meeting.

Topic: Oakland Mills Board of Directors Meeting _ Nov. 24, 2020

Time: Nov 24, 2020 07:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/84252064157>

Meeting ID: 842 5206 4157

One tap mobile

+13017158592,,84252064157# US (Washington D.C)

Dial by your location

+1 301 715 8592 US (Washington D.C)

Meeting ID: 842 5206 4157

Find your local number: <https://us02web.zoom.us/u/kbzINSSRHX>

You may join the meeting beginning at 6:50 p.m. You will be placed in a “waiting room” and zoom host will admit. All participant’s audio will be muted upon “entry”. Please note that you will be required to upgrade the zoom application to 5.0 and if you have not already done so you will be required to before entry to our meeting. There is not cost involved.

7:00 p.m.

Opening of meeting

Approve Minutes from November 10, 2020 Board Meeting

Approve Agenda for November 24, 2020 Board Meeting

7:05 p.m.

Resident Remarks, 3-minute remarks (10 min)

Please note that meeting attendee’s audio is muted. If you wish to participate in Resident Remarks please “raise your hand” which is one of the options available for participants and appears as an icon on the screen.

7:15 p.m.

NEW BUSINESS

Request for CA Zoning Consultants to offer suggestions about Oakland Mills Village Center area, Virginia (Ginny) Thomas, CA Board Rep. from Oakland Mills and Board Discussion (10 min)

7:25 p.m. OLD BUSINESS
County Executive's First FY22 Citizens Budget Hearing, OM Testimony, Board Discussion (10 min)

Increased Vehicle Speeds throughout Columbia, Board Discussion (10 min)

7:45 p.m. Board Chair Report, Jonathan Edelson (10min)

7:55 p.m. Columbia Council Rep. Report, Virginia (Ginny) Thomas (10 min)
Vice-Chair of the Columbia Association Board of Directors

Update on the CA Capital Budget

Update on the selection process for the CA President/CEO position

8:05 p.m. Village Manager Report, Sandy Cederbaum (5 min)

Financial and Operations Update

Holiday Donations Drive

Lively Arts Virtual Concert to Welcome New Year

8:10 p.m. Committee Reports (10 min)

Architecture, Lynn Engelke, Chair (5 min)

BWI Metroplex Update on Flight Paths, Paul Verchinski, Member of Committee (5 min)

8:20 p.m. Board Bulletin Board (5 min)

8:25 p.m. Adjourn



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



DRAFT Nov. 24, 2020

County Executive Ball's first Citizens Budget Hearing Testimony from the Oakland Mills Board of Directors

Good evening and thank you for the opportunity to present budget testimony to you. My name is Jonathan Edelson; I am the Chairman of the Oakland Mills Community Association and am speaking on its behalf tonight. Before I begin, on behalf of the Oakland Mills Board, I'd like to acknowledge the community focused and transparent manner in which the County continues to handle the Covid19 pandemic and thank County Executive Ball and his entire staff for their hard work during this most difficult time. Living in a County that places our residents needs first is truly a comfort.

SCHOOLS and EDUCATION

Talbott Springs Rebuild – This has been a journey which will culminate in a new beginning for the Talbott Springs Elementary School students, staff, administrators, and the entire community. It's exciting to see construction progress on the new school and we can't wait to fill the halls with young students who will be provided the amazing opportunity to engage in learning in a safe, new, state of the art school environment! Thank you for supporting this effort.

Deferred School Maintenance

HCPSS is constantly behind in funding deferred maintenance to the point that long overdue projects basically fall off the charts with tens or even hundreds of millions of dollars of necessary health and safety maintenance projects being neglected. Talbott Springs was neglected so long that it became more cost-effective to demolish it than to renovate and expand it. Oakland Mills High School has nearly \$111,000,000 (111 Million Dollars) in deferred maintenance costs. This unfathomable number equates to health and safety repairs-including replacing an HVAC system that the school system concluded could no longer support an environment conducive to learning- which ARE NOT EVEN in the HCPSS ten-

year capital improvement plan. The community finds this unconscionable. All HCPSS school buildings must provide a safe and healthy learning environment. The combination of deferred maintenance at Oakland Mills High School and Oakland Mills Middle School equal twenty percent of the overall deferred maintenance costs for all HCPSS Schools. These schools serve a diverse population of students, including much higher than average proportions of minority and lower-income students, who like all other students in the County deserve a healthy and safe school. For many students the school is their “safe place” but sadly the infrastructure can no longer providing a “safe” environment”. This is a serious issue that needs serious attention and commitment of future collaboration between the county and the school system to ensure certain schools are not forgotten. We also ask that the County continue to work with HCPSS and our state delegates to ensure that ALL schools meet the same health and safety standards and provide modern amenities to students regardless of their backgrounds.

Hybrid Learning

As HCPSS formulates plans for hybrid learning it is incumbent on the County to work with the school system to provide a healthy environment in each school. As noted above, the deferred maintenance at Oakland Mills High School and Oakland Mills Middle School currently provide a less than adequate health environment. Ventilation issues need to be carefully assessed and addressed before students re-enter the schools. Safe air quality in each school is paramount to re-opening. The school system must have adequate funding to assess and remediate ventilation problems on a building by building basis.

SAFE STREETS – STREETSCAPE PROJECTS

We continue to advocate for safe streets in Oakland Mills. We implore the County will move ahead with street safety on Stevens Forest Road including improving the safety of the new roundabout and continuing to the intersection of Stevens Forest/Camelback/Santiago road to Stevens Forest Road and Whiteacre Road. This stretch of road has been the site of several vehicular and pedestrian accidents. Children walking to two elementary schools, our middle school, and high school travel the unsafe road to and from school and residents use it to travel to the village center and it is heavily used by those accessing Bridge Columbia to get to and from Downtown. Please begin the funding process to make this street safe for all methods of travel.

TREE AND STUMP REMOVAL AND TREE REPLACEMENT

Tree Removal and Replacement Program

Our testimony for the past few years includes the need for timely tree removal, stump removal, and tree replacement. Trees throughout the county continue to become diseased and are dying in large numbers. The result is the loss of the tree canopy and contributes to climate change concerns. In Oakland Mills several large diseased or dying trees have been removed but not replaced. We support additional funding if timelines are not realistically achieved for the prompt replacement of trees. We understand that the timeline from the removal to replacement of trees can take up to three years. In addition, the Oakland Mills Board recommends that funding be included for succession planting of young trees throughout Howard County. Being proactive with replacement trees would ensure that our tree-lined streets and forested areas remain as such when older trees die and/or are removed.

TRANSPORTATION INITIATIVES

Connecting the neighborhoods in Oakland Mills to the greater Columbia and Howard County community is of paramount importance.

We support multi-model transportation projects, and, in particular, the Complete Streets Initiative. Please continue to include funding for the Howard County Complete Streets Policy and the completion of the Complete Streets Design Manual.

Columbia already has so many pathways in place, used by cyclists, strollers, runners, and walkers alike. But most of these pathways lack curb cuts, making it difficult for those on wheels to make use of the existing infrastructure.

We encourage the identification of all pathways that lack curb cuts and set aside funding to complete the curb cut projects.

LEAF REMOVAL/MEDIAN MAINTENANCE AND LEAF VACUUM MACHINES

Oakland Mills has a large tree canopy even with the removal of the Emerald Ash trees. The leave from roadways and medians are so abundant that they leave they now are covering the medians and turn lanes on our major roads in the village and throughout the County. The leaves create an environmental clogging storm drains and streams and polluting our waterways. Turn lanes are completely obscured by the accumulation of the leaves. This is creating a hazardous situation.

The only type of maintenance the medians get in Oakland Mills is through a mowing agreement with Columbia Association during the spring and summer months. There is not maintenance to the medians at any other time. Funding for leaf removal maintenance to alleviate the leaf problem is warranted and requested.

For years the Oakland Mills Board has advocated for the county to invest in Leaf Vacuum Machines. Given the large number of mature trees and excessive amount of leaves, it is very arduous for residents to rake and bag leaves. The process of raking and bagging is also a challenge to our residents who are older and chose to age in place. Most concerning, as outlined about, is the environmental problems associated with leaves.

One again we suggest that the County study the feasibility and costs associated with the current method of recycling bagged leaves, the costs associated with street sweepers (which do not remove leaves) and the costs to have leaf vacuum machines.

ICE RINK

The Columbia Association's ice rink, located in Oakland Mills, is the only ice rink in the County. The current facility, with only one sheet of ice, is too small for the high demand of hockey teams, figure skating clubs, and open skating to the general population. Skaters are spending more revenue outside the County. The Oakland Mills Board recently reaffirmed their support for a second sheet of ice. We encourage a partnership between the County and CA along with the private sector to upgrade and expand the rink.

BLANDAIR PARK

We continue to refer to Blandair Park as a gem in Oakland Mills. We are anxiously waiting for the next phase to open, especially the "playground for all". Each phase of construction brings more new and recurring users to the park. We continue to advocate for the strong link between Blandair Park and the Oakland Mills village center.

We would like the county to invest economic development funds into promoting the OM Village Center within the Park, so patrons know where there are options for shopping and dining within walking/biking distance or just a short drive. Howard County utilizes parking lots at both well as overflow parking throughout the village. Blandair Park visitors are a stone's throw away from our village center, shops and restaurants. This provides an easy and unique opportunity for the

County to work with Oakland Mills merchants to promote the Oakland Mills Village Center shops and restaurants.

The investment in signage throughout the park directing patrons to the Oakland Mills Village Center will promote the economic development of one of Columbia's oldest village centers. A strong community/county partnership will hopefully lead to thriving business for our new and longstanding merchants.

Thank you for providing the opportunity to testify tonight. We hope that you all stay well and look forward to the day when we can once again meet in person.