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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 ~ Rena Ross ~ Warren Wortman
Virginia (Ginny) Thomas, Columbia Council Representative

June 8, 2021

Link to YouTube recording of the June 8, 2021 OMCA Board Meeting:

<https://youtu.be/vQ-uu5iKVmY>

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 7:03 p.m.

Present: Jonathan Edelson, Chair; Bill McCormack, Vice-chair; Lynn Engelke, AC Chair; Ginny Thomas, Columbia Council Representative; Rebecca Bryant; Rena Ross; Warren Wortman; Sandy Cederbaum, Village Manager; Amy Carpenter, Administrative Assistant

Quorum Present: Yes

Also Present: Sgt. Jeremiah Poehlman, Supervisor of Howard County Police Department (HCPD) Neighborhood Community Resource Officers; Cpl. Joseph DeBronzo, Oakland Mills Neighborhood Community Resource Officer; Howard County Council District 2 Aide Ashley Alston; see resident list.

Opening of Meeting

- **Ms. Thomas** motioned to approve the May 25, 2021 OMCA Board meeting minutes (ATTACHMENT A). **Mr. McCormack** seconded, and the motion passed (6-0-0).
- **Mr. Edelson** motioned to approve the June 8, 2021 OMCA Board meeting agenda (ATTACHMENT B) with a change in order of reports. **Mr. McCormack** seconded, and the motion passed (6-0-0).

Resident Remarks

Brawnlynn and Patrick Patterson introduced themselves as former Oakland Mills residents who had moved back into Oakland Mills. They shared suggestions about the community, including promotion of the OM village center as a place to park for the annual 4th of July Fireworks, which would also promote village center merchants.

New Business

New Oakland Mills Neighborhood Community Outreach Police Officer

Sgt. Jeremiah Poehlman, Supervisor of HCPD's Neighborhood Community Resource Officers, introduced Oakland Mills' new Neighborhood Community Outreach Officer, Cpl. Joseph DeBronzo. Cpl. DeBronzo encouraged residents and Board members to visit the Neighborhood Community Outreach Officer page on HCPD's website to find his contact information. Sgt. Poehlman announced that National Night Out would be on August 3rd and police would be out in the community that night.

Mr. Patterson asked about vandalism and subsequent removal of the Bikeshare at the playground in Blandair

Park. Howard County Council District 2 Aide Ms. Ashley Alston said she would look into the issue.

Columbia Council Representative Report

Ms. Thomas reported that County Councilmembers Opel Jones and Christiana Rigby had pre-filed County Bill-52 regarding HOAs but had not introduced the bill due to concerns expressed by Columbia Association. CA President Lakey Boyd would be meeting with Mr. Jones and Ms. Rigby to discuss the intent of the bill. It was suggested that a copy of the bill be sent to Ms. Cederbaum for dissemination to the OMCA Board.

Ms. Thomas discussed transparency of the CA budget process as well as the possible reopening of more pools and rental of the former Haven space. Ms. Thomas would follow up about the pool reservation system and half-hour break between open swim and the reservation time.

New Business (continued from before the CCR Report)

OMCA Priorities List for CA Budget Process

The Board suggested priorities for CA to consider in its budgeting process, including the ice rink; CA/villages communications and partnership, especially regarding allocation for the assessment share; CA promotion of villages and their events; and the proposed Orchard Green path. The discussion would be brought back as Old Business at the June 22nd Board meeting.

Old Business

Vacant Board Seat

The Board discussed whether to fill the vacant OMCA Board seat. **Ms. Engelke** motioned to go ahead with the process of filling the vacant OMCA Board seat. **Mr. McCormack** seconded, and the motion passed (6-0-0). Mr. McCormack, Ms. Engelke, and Ms. Bryant would serve on the Board vacancy sub-committee should more than two residents submit statements of interest. The community would be given a two-week window to submit statements of interest in filling the vacant Board seat.

OMCA's Priority List for the County Executive

Mr. Edelson reviewed the draft priority letter for the County Executive (ATTACHMENT C). A discussion ensued. **Ms. Engelke** motioned to proceed with a bulleted list of OMCA's priorities for the County Executive, contingent upon emailing the final list to the Board. **Mr. McCormack** seconded, and the motion passed (6-0-0).

Board Chair Report

Mr. Edelson reported that he had invited Howard County Public School System Board members Antonia Watts, Jolene Mosley, and Jennifer Mallo to attend the July 13th OMCA Board meeting to discuss deferred maintenance and renovations of Oakland Mills High School and Oakland Mills Middle School. The Board discussed other ways to bring attention to the issue of deferred maintenance and renovations. Mr. Edelson would discuss with the issue with the Education Committee at its June 22nd meeting.

Village Manager Report

Ms. Cederbaum reported that a new covenant advisor for applications, Michael Vaughn, had been hired. She also reported on the recent OM shredding event and HCPD Vin etching at the OM Police Trailer. She announced that summer camp would be returning to the Stevens Forest Neighborhood Center. The Village in Howard (TVIH) would be moving out of the neighborhood center to make room for the camp, leaving only its office, and TVIH would possibly use The Other Barn for summer events.

Committee Reports

Architecture Committee

Ms. Engelke would be putting together a small group to begin the process of reviewing the OMCA Architectural Guidelines.

Safety and Security Committee

Ms. Ross reported that she had met with former Safety and Security Committee Co-chair Judy Gottsagen. She had also called Officer DeBronzo to meet with him.

Board Bulletin Board

Mr. Wortman announced that there would be a bike lane clean up on June 12th at 2:00 p.m., starting at Thunder Hill Elementary School.

Ms. Bryant announced that she had been certified as a Weed Warrior and was planning a “pull and plant” (pull invasive plants, plant native plants) event at Patriot Pond in Thunder Hill on June 27th. She also discussed ways to encourage people to ride their bikes to the July 4th fireworks as well as safety ideas in OM and on CA paths for that night. She would consult the Pattersons and Mr. Wortman about the issue.

Mr. McCormack commented that the Board’s school discussion was conducted with respect for diverse opinions.

Mr. Edelson adjourned the regular OMCA Board meeting at 9:07 p.m.

Respectfully submitted: Amy Carpenter, Administrative Assistant



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Virginia (Ginny) Thomas, Columbia Council Representative

May 25, 2021

Link to YouTube recording of the May 25, 2021 OMCA Board Meeting:

<https://youtu.be/4AGrSdztAgc>

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 7:05 p.m.

Present: Jonathan Edelson, Chair; Bill McCormack, Vice-chair (arrived at 7:14 p.m.); Lynn Engelke, AC Chair; Ginny Thomas, Columbia Council Representative; Rebecca Bryant; Rena Ross; Warren Wortman; Sandy Cederbaum, Village Manager; Amy Carpenter, Administrative Assistant

Quorum Present: Yes

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

Opening of Meeting

- **Ms. Thomas** motioned to approve the May 11, 2021 OMCA Board meeting minutes (ATTACHMENT A). **Ms. Engelke** seconded, and the motion passed (5-0-0).
- **Ms. Thomas** motioned to approve the May 25, 2021 OMCA Board meeting agenda (ATTACHMENT B). **Mr. Wortman** seconded, and the motion passed (5-0-0).

Resident Remarks

Ms. Carpenter shared information from OM resident James Feagin regarding Cooke Cemetery, located in Talbott Springs near a CA path. The current owner of the cemetery, Howard Hughes Corporation, was in the process of transferring ownership to Howard County Parks and Recreation, which could allow funding for upkeep and enable a smoother process for designating the cemetery a historic site. Mr. Feagin was also seeking a possible name change for Robert Oliver Place. OM resident Rashida George said that she had also communicated with Mr. Feagin about the cemetery. After discussion, **Mr. Edelson** asked that Ms. Carpenter, Mr. Feagin, and Ms. George share any other information they could gather on the transfer of the cemetery and asked Ms. Cederbaum to determine whether the county had listed Robert Oliver Place as one of the names under review.

New Business

Vacant Board Seat

Mr. Edelson reviewed the process for filling a vacant Board seat. **Mr. McCormack** and **Ms. Engelke** volunteered to serve on the vacancy subcommittee. The Board agreed to bring back the issue as Old Business at

the June 8th Board meeting.

Board 2021 Priority List for the Howard County Executive

Mr. Edelson reviewed previous priority lists. A discussion ensued. Suggested additions included a request for leaf vacuuming, sidewalk maintenance, deferred maintenance at Oakland Mills High School and Oakland Mills Middle School, and Stevens Forest Road streetscape/pedestrian safety. **Ms. Thomas** suggested proposing to the County use of Oakland Mills as a pilot program for leaf vacuuming, and the Board agreed. Ms. Cederbaum and Mr. Edelson would compose a new list, and the issue would be brought back as Old Business at the June 8th Board meeting.

Old Business

Cul-de-sac Beautification

Ms. Bryant asked about encouraging those who receive funds from OMCA's cul-de-sac beautification program to avoid purchasing/planting invasive species. A discussion ensued. **Ms. Bryant** suggested including a list of invasive plants with a signature requirement when awarding funds. In future publicity, OMCA would specify that it would not reimburse for invasive species purchases. Ms. Cederbaum would contact those who had already reserved funds and provide contact information for Ms. Bryant and other people knowledgeable about invasive species so that they could ask for planting ideas and information if needed.

Board Chair Report

Mr. Edelson reported that he had contacted Howard County School Board Member Jolene Mosley about the "Hill at the Mill" (between Thunder Hill Road and the back of OMHS). Ms. Mosley provided him with a contact at HCPSS who gave him instructions on how to proceed with implementing changes to the hill. It was Mr. Edelson's hope that work on the hill would begin in the fall.

Mr. Edelson thanked Pizzaman for volunteering last-minute to host in its parking lot OMHS Class of 2022 fundraiser with Mike's Gelato truck. **Mr. Edelson** also commented on defaced signs in other areas of Columbia during the recent first anniversary of the death of George Floyd.

Columbia Council Representative Report

Ms. Thomas reported that CA staff would be willing to meet with village boards to share information on CA finances. She also reported that CA would be conducting virtual town hall meetings and breakout rooms to discuss the CA budget. She asked the Board for a list of three to four items it would like CA to work on. She encouraged residents and Board members to attend HoCo By Design monthly presentations to stay up-to-date on suggested changes for Columbia.

Village Manager Report

Ms. Cederbaum thanked all who participated in the plant sale, especially OMCA Facilities and Events Coordinator Brigitta Warren. She announced that there would be a shredding event at The Other Barn on June 5th as well as vehicle VIN etching at the OM police trailer that day. CA would also be enlarging The Other Barn's dumpster area, adding a cement foundation and replacing the old gate/fence with a white PVC gate/fence. She reported that weddings and events had been scheduled for the following weeks at The Other Barn, which meant event staff would be returning to work. **Ms. Cederbaum** also said she had been interviewing candidates for the vacant covenant advisor position.

Committee Reports

Housing Committee

Mr. McCormack reported on HoCo By Design monthly update presentations. He encouraged Board members to sign up for the HoCo By Design sessions and to take positions on issues. He shared highlights of the Howard

County Housing Opportunities Master Plan (ATTACHMENT C). He also reported that he had spoken by invitation as a resident at a recent meeting of the Housing Affordability Coalition and shared highlights from his remarks as well as Executive Director of Howard County Housing Commissioner Peter Engel's presentation (ATTACHMENTS D and E).

Public Space Advisory Committee

Mr. Wortman reported that there would be a bike lane cleanup on June 12th at 2:00 p.m., beginning at Thunder Hill Elementary School. A cul-de-sac beautification contest had been suggested, and **Ms. Cederbaum** suggested a property beautification contest.

Mr. Wortman shared three priorities for the PSAC: Stevens Forest Road pedestrian safety and streetscape, the "Hill at the Mill" (as mentioned in Mr. Edelson's Board chair report), and installation of a path from Orchard Green to Thunder Hill Road which would then include a pedestrian crossing at Thunder Hill Road and Route 108.

Architecture Committee

Ms. Engelke reported on RAC meetings and applications for exterior alterations, including tree removals. She encouraged Board members to review the OMCA Village Covenants (especially articles 6, 7, & 8) and Architectural Guidelines

Board Bulletin Board

Ms. Ross asked to connect with Judy Gottsagen about the Safety and Security Committee.

Ms. Engelke congratulated and thanked Ms. Cederbaum, Ms. Warren, and all involved in the plant sale.

Mr. McCormack shared ideas for welcome plantings on the "Hill at the Mill."

Mr. Edelson thanked Ms. Cederbaum and the staff for the plant sale. He commented that recent renovations had enhanced the interior The Other Barn.

Mr. Edelson adjourned the regular OMCA Board meeting at 8:48 p.m.

Respectfully submitted: Amy Carpenter, Administrative Assistant



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Village Board**

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Board Members: Jonathan Edelson, Chair; Bill McCormack Jr., Vice-Chair

Lynn-Steven Engelke, Architecture Committee Chair;

Rebecca Bryant, Rena Ross, Warren Wortman

Columbia Council Representative: Virginia (Ginny) Thomas

**Oakland Mills Board of Directors Meeting
Tuesday, June 8, 7:00 p.m.**

Topic: Oakland Mills Board of Directors Meeting, June 8, 2021

Time: Jun 8, 2021 07:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/83369281060>

Meeting ID: 833 6928 1060

One tap mobile

+13017158592,,83369281060# US (Washington DC)

Dial by your location

+1 301 715 8592 US (Washington DC)

Meeting ID: 833 6928 1060

Find your local number: <https://us02web.zoom.us/u/kjJS3bX5s>

7:00 p.m.

Opening of meeting

Approve Minutes from May 25, 2021 Board Meeting

Approve Agenda for June 8, 2021 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

Introduction of new Oakland Mills Community Police Officer (15 min)

OMCA priority topics for Columbia Association Board, Board Discussion (10 min)

7:40 p.m.

OLD BUSINESS

Vacant Board Seat, confirm selection process/timeline, Board Discussion (5 min)

Priority list for County Executive (10 min)

7:55 p.m.

Board Chair Report, Jonathan Edelson (10min)

- 8:05 p.m.** **Columbia Council Rep. Report**, Virginia (Ginny) Thomas (10 min)
Vice-Chair of the Columbia Association Board of Directors
- 8:10 p.m.** **Village Manager Report**, Sandy Cederbaum (5 min)
Financial and Operations Update
- 8:15 p.m.** **Committee Reports (5 min)**
Architecture, Lynn Engelke, Chair (5 min)
- 8:20 p.m.** **Board Bulletin Board** (5 min)
- 8:25 p.m.** **Adjourn**

Oakland Mills Priorities FY22

June 8, 2021 - DRAFT

Dear County Executive Ball:

Thank you for this opportunity to share short-term priorities for FY22 that the Oakland Mills Community Association (OMCA) hopes to accomplish in partnership with the County. The OMCA Board of Directors has discussed and agreed upon these following priorities. Please do not hesitate to reach out to us if you have questions or need clarification on any of these items:

Short Term (Listed in short term but not priority order.)

1. Verona Apartments (Housing Commission)

FY22 presents the start of the viable timeframe to engage the Oakland Mills Board, Verona Community, and Oakland Mills community in meaningful discussion about the future of Verona.

- a. Coordinate with the Howard County Housing Commission and OMCA to create a long-term plan for the Verona Apartments. Such a plan shall include what the mixed-income renovation of the Verona will entail, how the community will be involved in decisions, and what the schedule will be for beginning this project within the 10-year timeline promised to us in 2013. It is imperative that the community involvement includes the current residents of Verona Apartments, the Oakland Mills Board of Directors, and the Oakland Mills community at-large.
- b. Coordinate with the Howard County Housing Commission to secure financing to execute the long-term plan for Verona Apartments as soon as the property is eligible at ten years of ownership.

2. HCPSS Capital Investment in Deteriorating School Buildings (HCPSS / Budget)

OMCA has testified at every opportunity and at least for the past six years regarding the deteriorating condition of Oakland Mills High School and Oakland Mills Middle School. Oakland Mills High School has nearly \$111,000,000 in deferred maintenance costs, according to data obtained from school system leadership. 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. This number also equates to more than the cost of some entirely new school buildings. Currently, Oakland Mills High is **not even listed** in the HCPSS just released FY23 – FY27 HCPSS Capital Improvement Program Request or the FY22 – FY31 HCPSS Long Range Master Plan. Oakland Mills Middle School is on the list but not mentioned for any systemic renovations until 2030. Our testimony at every level of County government has fallen on deaf ears. Why is this happening?

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 equals twenty percent of the overall deferred maintenance costs for all HCPSS Schools.

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.

It is time that immediate attention should focus on deferred capital projects that have led the school system to declare that Oakland Mills High School and Oakland Mills Middle School, as well as other aging facilities, are not conducive to learning.

3. Street Safety and Streetscape of Stevens Forest Road between Stevens Forest/Santiago/Camelback Roads to Stevens Forest/Whiteacre Road

There are several major safety concerns along Stevens Forest Road. This short but dangerous stretch of road is the main road leading into our community and leading to the Oakland Mills Village Center and surrounding properties.

The history of a streetscape project for this stretch of Stevens Forest Road goes back to 2014, when the County first presented options to the community. We have continued to advocate for a streetscape project for Stevens Forest each year thereafter as part of our Board's budget testimony and yearly priority list to the County Executive.

We are requesting that the County take the appropriate steps necessary for short-term safety measures while the entire stretch is being looked at. It is clear that some form of traffic control at each of the three locations listed and detailed below is not only necessary but should be a top priority.

[1] Pedestrian Crossing – Stevens Forest Road at Whiteacre Road, across from the Pedestrian Bridge that crosses Route 29:

This crossing has seen significant changes in the past three years with the new pedestrian bridge crossing Route 29 becoming part of the multi-use path connecting the growing downtown area to the opening of multiple phases of Blandair Park. Shortly, a new and substantially larger Talbott Springs Elementary School will open directly onto this route.

The intersection is currently striped with much of the painted striping faded or completely worn off. There is no clear indication from any direction that pedestrians have the right of way from all directions. The only vehicle traffic measure is one stop sign on Whiteacre Road at Stevens Forest Road.

- This crossing is the junction for paths from the greater Oakland Mills neighborhoods and Oakland Mills Village Center to the only pedestrian crossing leading to and from Downtown Columbia. The route is heavily traveled with a great increase in pedestrian and bicycle traffic over the past three years and increasing yearly.

- The Oakland Mills Public Space Committee, composed of local residents, have studied the current intersection and videotaped active crossings by pedestrians and bicyclists. The safety concerns that all agree on are:
 - Lack of confidence several bicyclists and pedestrians expressed in trying to cross Stevens Forest Road at Whitacre because of the width of Stevens Forest and the high rate of vehicular speeds.
 - Lack of visibility due to the “dip” in the roadway, pedestrians are surprised when a car appears at the crosswalk from the south, and for vehicles the crosswalk is not noticeable until the driver approaches the crosswalk.
 - The benches adjacent to the path make it a popular gathering spot which creates more pedestrian traffic to and from the path and village center.
 - Lack of any traffic control mechanism

We request that the county treat this pedestrian crossing as a priority safety issue for short-term immediate improvements with the goal of a long-term permanent solution.

[2] Pedestrian Crossing – Stevens Forest Road at Robert Oliver Place across from Forest Ridge Apartment Complex:

At least six (6) years ago painted pedestrian crossing lines and yellow center road lines were painted to make the crosswalk more defined for pedestrians and create a turn lane from Stevens Forest Road into Robert Oliver Place. The lines are now faded, and this short-term fix is no longer providing a safe pedestrian crossing. We request that the county treat this pedestrian crossing as a priority safety issue for short-term immediate improvements with the goal of a long-term permanent solution.

[3] Santiago Road/Camelback Road at Stevens Forest Road:

The Oakland Mills Public Space Committee studied and videotaped this intersection. Based on on-site observations at least 90% of the vehicles came to rolling stops only. This has been the site of several accidents. While it is a four-way stop, the stop signs are not clearly noticeable. While we are not traffic engineers, we would like the County to consider flashing lights for this intersection as a short-term remedy as the road is studied as part of a longer term streetscape project.

**4. Street Safety – Median Strip and Bike Lane Safety and Maintenance
Leaf Vacuum Removal, Curb and Cul-de-Sac Maintenance**

We have provided testimony for years regarding leaf vacuuming removal for Howard County. This request would redirect funds currently allocated to street sweeping and direct them to leaf removal. The benefits of leaf removal systems would help to alleviate the long-standing problem of leaves and gumballs gum trees clogging our storm drains, making it safer for pedestrians and bicyclists and making our streets useable for all. As evidence of the problem, one needs to just look down Stevens Forest Road at the median strips once the leaves have fallen. Leaves

accumulate and completely block turn lanes and provide a very unsafe roadway. There is absolutely no county maintenance throughout the fall and winter making county roadways unsafe and unsightly.

Oakland Mills would like to be a pilot community for a leaf vacuum removal program that would make our community a model for what the County as a whole could look like. By investigating best practices from neighboring counties that have similar leaf removal programs, we'll learn how we can and should be doing better in Howard County.

Street Safety – Curb and Cul De Sac Maintenance

Review of property maintenance policies for County-owned property in Columbia

Howard County is aging; Oakland Mills is 53 years old. In light of the aging of County-owned property in Columbia, we implore the County to review maintenance policies for all County-owned property.

All medians, cul-de-sacs, and County overpasses are deteriorating due to lack of maintenance. County-owned cul-de-sacs have been completely neglected and have become eyesores in the community. Trees that have been reported as dead or dying remain in place for years. There is complete neglect with repairing cracked curbs and cul-de-sacs in the County. We have reports of cracked curbs that were reported years ago that have yet to be addressed. The County's policy for cul-de-sac maintenance has been to shift the maintenance and upkeep responsibility to adjacent neighboring property owners.

It is long overdue for the County to develop and implement a responsible and appropriate maintenance plan now and for the future.

5. Blandair Park – Install Signs that Prominently Provide Directions to and Information Promoting the Oakland Mills Village Center (EDA / DRP) Blandair Park is located in the heart of Oakland Mills village.

Oakland Mills High School and Middle School serve as “Event Parking” nearly every weekend for Blandair Park events. Signage is erected leading event goers to our community to park their vehicles. However, each year we request that the county work with HCEDA to promote the Oakland Mills village center merchants and amenities through prominent signage installed at the park. We have yet to see one sign or even have our request be acknowledged. Signage will inform park users of the merchants and amenities that Oakland Mills has to offer. Information and directional signs will provide a service to park users and an important economic boost to the Oakland Mills merchants. Why has this not happened? Why is it easy for the County to erect “event parking” but totally neglect our request for signage to connect Oakland Mills merchants to Blandair park users. It's time to recognize the great potential of connecting Blandair Park to the Oakland Mills Community in ways other than to solve overflow event parking.

We would like to again thank you for the opportunity to present our priorities and thank you for the wonderful work the County has done and continues to do to address the challenges of the Covid pandemic. We look forward to a return to normalcy this coming year.