



# Oakland Mills Community Association Village Board Meeting Minutes

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

**Board Members:** Jonathan Edelson, Chair ~ Lynn Engelke, Architectural Committee Chair  
Bill McCormack Jr., Vice-chair ~ Rebecca Bryant ~ Jerome Rollerson ~ Warren Wortman  
Virginia (Ginny) Thomas, Columbia Council Representative

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**November 22, 2022**

**Link to YouTube recording of the November 22, 2022 OMCA Board Meeting:**

<https://youtu.be/ffHOz48aGk0>

## **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 7:00 p.m.

**Present:** Jonathan Edelson, Chair; Lynn Engelke, AC Committee Chair; Bill McCormack, Vice-chair; Ginny Thomas, Columbia Council Representative; Jerome Rollerson; Warren Wortman; Sandy Cederbaum, Village Manager; Amy Carpenter, Administrative Assistant.

**Absent:** Rebecca Bryant

**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 November 8, 2022 OMCA Board meeting minutes (ATTACHMENT A). **Mr. Wortman** seconded, and the motion passed (5-0-0).
- **Mr. Wortman** motioned to approve the November 22, 2022 Board meeting agenda (ATTACHMENT B). **Ms. Engelke** seconded, and the motion passed (5-0-0).

## **Resident Remarks**

Resident Paul Verchinski spoke against Maryland State Delegation proposed legislation Ho. Co. 10-23.

Resident Judy Gottsagen expressed concern about the lack of lighting at the intersection of Farewell Road and Oakland Mills Road, including the nearby pedestrian island. **Mr. Edelson** said OMCA had asked the County about the issue. BGE was in charge of streetlights, and the County had requested lighting from BGE. OMCA had not received an update about the issue.

Resident Alex Hekimian spoke in support of OMCA's letter to the County regarding infrastructure challenges such as privately owned roadways for HOAs.

Resident Phyllis Gadson spoke about a recent accident at the Stevens Forest Road/Farewell Road roundabout and near her home. **Mr. Edelson** said OMCA had gone on the record with the County several times about the issue and continued to push for better signage and visibility for the roundabout. He encouraged residents to contact both County staff and elected officials about the issue.

Resident Patricia Thomas thanked the Board for its support on the HOA roadway issue as well as other issues.

## **New Business**

### ***CA Leadership Status***

Within the bounds of what was legally allowable, board members and the OM Columbia Council representative discussed broad issues pertaining to CA leadership. Specific questions raised by Ms. Engelke concerned transparency, accountability, and possibilities for mediation.

### ***State Delegation Local Legislation***

The Board discussed two proposed Maryland State Delegation local bills. The first was Ho. Co. 10-23, which would change the process for Howard County Board of Education elections from Howard County resident electing candidates from Howard County Council Districts to State Senatorial Districts. The bill would also reduce the number of elected BOE members from seven to five, with two additional members appointed by the Howard County Executive from a list of candidates submitted by the Howard County Delegation to the Maryland General Assembly. The BOE would also still include a student board member. **Mr. Edelson** said that the Oakland Mills Education Committee had discussed the bill and did not support it.

The second bill was Ho. Co. 7-23, which would require each village community association for a village of Columbia to require each candidate for election to the village board or the Columbia Council who received donations or made disbursements to file reports of the donations and disbursements with the village community association. Failure to file a report would disqualify the candidate from serving on village board/CCR. The villages would also be required to make these reports public. A discussion ensued.

Both bills would be brought back for discussion at the December 13<sup>th</sup> Board meeting.

## **Old Business**

### ***County Executive's First Citizen's Budget Hearing***

**Mr. Edelson** discussed the draft testimony with the Board (ATTACHMENT C). The date for the December Citizen's FY24 Budget Hearing had not been announced yet.

### ***Stevens Forest Road Safety***

**Mr. Wortman** presented a draft letter regarding safety on Stevens Forest Road in front of Stevens Forest Elementary School from OMCA and the SFES PTA to the County, Howard County Police Department, and Howard County Public School System (ATTACHMENT D). A discussion ensued.

### ***Revised HOA Roadways Letter***

**Mr. McCormack** shared the revised HOA Roadways letter (ATTACHMENT E). The Board agreed on changes and further discussion over email before sending the letter to the County.

### **CCR Report**

**Ms. Thomas** discussed the sale of Columbia Pointe. She asked for input on CA Board meeting agendas by the following Monday. She also discussed the bathroom for the upper level of The Other Barn and said she was against a CA assessment increase.

### **Village Manager's Report**

**Ms. Cederbaum** shared news about 2<sup>nd</sup> Quarter Financials, holiday events and rentals at The Other Barn, and the staff holiday get-together.

### **Bulletin Board**

Members of the Board and staff wished everyone a Happy Thanksgiving.

**Ms. Thomas** commented on the success of a Lavenia Nesmith jazz concert at the Coffeehouse in Owen Brown. **Ms. Cederbaum** added that the annual Jazz in the Mills Holiday Extravaganza would take place on December 4<sup>th</sup> at 5:00 p.m. The Other Barn.

**Mr. McCormack** motioned to go into closed session at 9:16 p.m. to discuss matters pertaining to employees and personnel. **Mr. Wortman** seconded, and the motion passed (5-0-0).

The closed session of the OMCA Board began at 9:16 p.m. and ended at 9:33 p.m.

Mr. Edelson went into the regular open session of the OMCA Board at 9:33 p.m.

Upon return to open session, it was announced that during the closed session the Board reviewed personnel in preparation for the next quarter of the year.

**Mr. Edelson** adjourned the OMCA Board meeting at 9:34 p.m.

Respectfully submitted: Amy Carpenter, Administrative Assistant



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**Board Members:** Jonathan Edelson, Chair ~ Lynn Engelke, Architectural Committee Chair  
Bill McCormack Jr., Vice-chair ~ Rebecca Bryant ~ Jerome Rollerson ~ Warren Wortman  
Virginia (Ginny) Thomas, Columbia Council Representative

**November 8, 2022**

**Link to YouTube recording of the November 8, 2022 OMCA Board Meeting:**

[https://youtu.be/T7mtn1YKp\\_w](https://youtu.be/T7mtn1YKp_w)

## 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 7:08 p.m.

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

**Absent:** Jerome Rollerson

**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 October 25, 2022 OMCA Board meeting minutes (ATTACHMENT A). **Ms. Bryant** seconded, and the motion passed (3-0-1).
- **Ms. Thomas** motioned to approve the October 11, 2022 Board meeting agenda (ATTACHMENT B). **Mr. Wortman** seconded. **Mr. Edelson** motioned to replace the Stevens Forest Road Safety Issues discussion with a presentation and discussion about Yards Alive. **Mr. Wortman** seconded, and the amendment to the agenda passed (4-0-0). The Board voted to approve the agenda as amended (4-0-0).

## Resident Remarks

Resident and Oakland Mills Interfaith Center Green Team member Hans Pugge spoke about the activities of the Green Team. He also spoke in support of Yards Alive.

Resident Diane Imbach spoke in support of Yards Alive.

Resident Alex Hekimian thanked OMCA for finding ways to support fixing HOA private roadways. He spoke in support of OMCA's draft HOA Roadway letter.

Resident Kristine Barbieri spoke in support of Yards Alive.

## **New Business**

### ***County Executive's First Citizen's Budget Hearing***

**Mr. Edelson** reviewed OMCA's previous Citizen's Budget Hearing testimony, given in March 2022 (ATTACHMENT C), to determine changes needed for this year's testimony. The subject would be brought back as Old Business at the next Board meeting.

## **Old Business**

### ***OMCA Donation Requests***

**Ms. Cederbaum** shared the donation requests with prioritized lists sent by the requesters (ATTACHMENT D). **Mr. Wortman** motioned to make donations in the amounts of \$750 to Oakland Mills United, \$1000 to Stevens Forest Elementary PTA, \$1000 to Oakland Mills High School PTSA, and \$2000 to Oakland Mills High School Fine Arts Boosters. **Mr. McCormack** seconded, and the motion passed (5-0-0).

### ***Oakland Mills Yards Alive Presentation***

**Ms. Bryant** presented Yards Alive's activities for the past year as well as the organization's future goals.

### ***HCPSS Capital Improvement Program Update***

**Mr. Edelson** reported that the County Council passed Council Resolution 189 as amended, which included an amendment to move OMHS renovations to start in 2026.

### ***Revised HOA Roadways Draft Letter***

The Board agreed to bring back discussion of the revised HOA Roadways draft letter so Board members could have time to review the letter on their own.

## **Board Chair Report**

**Mr. Edelson** reported that Grand Sabor would be opening in the former NYC Pizza space. He discussed ongoing issues with overflow parking at Oakland Mills school facilities from Blandair Park events. A recent event illustrated issues with parking enforcement and jurisdiction. **Mr. Edelson** spoke to Jamie Ponton, Howard County Recreation and Parks Tournaments/Events Manager, about the OMHS Boosters' suggestion of a usage surcharge for any non-HCPSS organizations that used HCPSS facilities. She was open to the idea and asked that he follow up with a written request to her supervisor and her. She said that Recreation and Parks replaced artificial turf for any school field it used, including OMHS. She would notify OMCA about any large events that would take place at Blandair. **Mr. McCormack** said more coordination was needed between Recreation and Parks, HCPSS, and other organizations.

## **CCR Report**

**Ms. Thomas** discussed a resolution on CA voting in village elections. She shared important dates in the CA budget cycle. The CA board was considering an increase in the annual charge. She discussed the Howard County General Plan and ramifications for New Town zoning, open space, and other items. There would be a presentation/update on November 28<sup>th</sup> about the County's e-scooter pilot program.

## **Village Manager's Report**

**Ms. Cederbaum** shared the proposed 2023 office holiday schedule (ATTACHMENT E).

## **Committee Reports**

### *Architecture Committee*

**Mr. Edelson** motioned to send a 15-day final notice to the owners of 6127 Gatsby Green. **Mr. McCormack** seconded, and the motion passed (5-0-0). **Mr. McCormack** motioned to send a resolution to the CA Architecture Resource Committee if no response was received from the owners of 6127 Gatsby Green. **Mr. Wortman** seconded, and the motion passed (5-0-0).

**Mr. McCormack** motioned to send a 15-day final notice to the owners of 9627 Rocksparkle Row. **Mr. Edelson** seconded, and the motion passed (5-0-0). **Mr. McCormack** motioned to send a resolution to the CA Architecture Resource Committee if no response was received from the owners of 9627 Rocksparkle Row. **Mr. Wortman** seconded, and the motion passed (5-0-0).

### *Public Space Committee*

**Mr. Wortman** said that he thanked CA in their meeting for supporting the July 4<sup>th</sup> bike corral. He said the Oakland Mills Road diet and bike lane was a success. **Mr. Wortman** reported his follow-up about the Stevens Road accident in front of the elementary school.

### **Bulletin Board**

**Ms. Thomas** reminded the residents and Board members of the One World Coffee House performance with Lavenia Smith at the Owen Brown Interfaith Center, November 19<sup>th</sup> at 7:00 p.m..

**Mr. Wortman** said Howard County GoHoward.org would be hosting Cranksgiving, involving a bike ride and Thanksgiving food donations, on November 12<sup>th</sup> from 9:00 a.m. to 12:00 p.m.

**Mr. Edelson** said that the WBAL Concert for Kids would take place on December 3<sup>rd</sup> and that tickets were on sale at [concertforkids.net](http://concertforkids.net).

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

Respectfully submitted: Amy Carpenter, Administrative Assistant



**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 Engelke, Architecture Committee Chair;

Rebecca Bryant, Jerome Rollerson, Warren Wortman

**Columbia Council Representative:** Virginia (Ginny) Thomas

**Oakland Mills Board of Directors Virtual Meeting Agenda**

**Tuesday, November 22, 2022**

**7:00 p.m.**

**\*Revised Agenda Topic**

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**Topic: OMCA Board of Directors Meeting**

**Time: Nov 22, 2022 07:00 PM Eastern Time (US and Canada)**

Join Zoom Meeting

<https://us02web.zoom.us/j/88159967905>

Meeting ID: 881 5996 7905

One tap mobile

+13017158592,,88159967905# US (Washington DC)

Dial by your location

+1 301 715 8592 US (Washington DC)

Meeting ID: 881 5996 7905

Find your local number: <https://us02web.zoom.us/u/kcbxgpC5Bi>

**7:00 p.m.**

**Opening of meeting**

Approve Minutes from November 8, 2022 Board Meeting

Approve Agenda for November 22, 2022 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 (25 min)**

**CA Leadership Status, Board discussion (15 min)**

**\*Maryland State Delegation proposed local legislation for 2023 session and upcoming Dec. 14 hearing,**

Board discussion (10 min)

Link to proposed legislation: <https://www.howardcountymd.gov/state-delegation/2023-proposed-local-legislation>

**7:40 p.m. OLD BUSINESS (40 min)**

**County Executive's 1<sup>st</sup> Citizens Budget Hearing, OMCA testimony, Board discussion (15 min)**

**Stevens Forest Road, roadway and safety improvement discussion, Board Discussion (15 min)**

**Revised draft letter regarding HOA roadways, Board Discussion (10 min)**

**8:20 p.m. OMCA Board Chair Report, Jonathan Edelson (10 min)**

**8:30 p.m. Columbia Council Rep. Report, Virginia (Ginny) Thomas (10 min)  
Vice-Chair Columbia Association Board of Directors**

**8:40 p.m. Village Manager Report, Sandy Cederbaum (5 min)  
Financial and Operations Update**

**8:45 p.m. Committee Reports (5 min)**

**Architecture, Lynn Engelke, Chair**

**Education, Jonathan Edelson, Chair**

**Public Space, Warren Wortman, Chair**

**8:50 p.m. Board Bulletin Board (5 min)**

**8:55 p.m. Closed Session:** Pursuant to the Maryland Homeowners Association act the Oakland Mills Board of Directors will meet in closed session in order to:  
Discuss matters pertaining to employees and personnel.

**9:10 p.m. Adjourn**





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



Nov. 22, 2022 draft

## **Testimony from the Oakland Mills Board of Directors**

Thank you for the opportunity to submit budget testimony once again to you. My name is Jonathan Edelson; I am the Chairman of the Oakland Mills Community Association and submitting this testimony on behalf of the Oakland Mills Board of Directors.

### **SCHOOLS and EDUCATION**

#### **Deferred School Maintenance**

Each year we continue to testify in support of timely funding of deferred maintenance projects for Oakland Mills Middle and Oakland Mills High School. This year we are asking you to include **funding** of long overdue deferred renovations of OMMS and OMHS in fiscal years **2024 and 2027**, respectively. Over \$100 million in deferrals 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 is a serious issue that needs serious attention and commitment of future collaboration between the county and the school system to ensure these long-neglected schools, which serve much higher-than-average populations of students from traditionally underrepresented backgrounds, can provide safe and healthy environments for students and teachers before another decade passes. The request to provide timely funding for deferred maintenance projects ensures that ALL schools meet the same health and safety standards and provide modern amenities to students regardless of their backgrounds.

#### **SAFE and COMPREHENSIVE COMPLETE STREET PROJECT FOR ENTIRE LENGTH OF STEVENS FOREST ROAD**

Several years ago, the community was approached by HC DPW to discuss two streetscape projects. After community collaboration and several meetings, the county went ahead with a streetscape project on a small portion of Whiteacre Road. While we are appreciative of the aesthetically enhanced road, we are

concerned that the project did not address the many safety issues on Stevens Forest Road.

The severity of this is sadly highlighted by a preventable traffic crash at the intersection of Stevens Forest Road and Kilimanjaro Road. A car hit a middle school student in the crosswalk as the student rode their bike to school. and, recently, an accident directly in front of Stevens Forest Elementary School at dismissal time.

Members of the Oakland Mills Board and Public Space committee sent numerous letters, including videos, documenting the unsafe conditions along the entire stretch of Stevens Forest Road. Stevens Forest Road is the main road into Oakland Mills and the only main roadway in the ten villages of Columbia that have residential driveways directly on the road. Most importantly, Stevens Forest Road has four nearby school that students walk to and from.

We continue to feel that our documented concerns have not been heard. Our numerous letters to the county detailed each intersection and pedestrian crossing along Stevens Forest Road and included suggestions to address the safety issues with short-term immediate fixes to long-term projects.

We would like the County to study the intersection of Whiteacre Road and Stevens Forest Road and present to the community the safest option for that intersection. We also feel traffic signal upgrades, including a lead pedestrian interval, at Kilimanjaro Road and Stevens Forest Road would make that intersection safer.

DO we mention ongoing concerns w/roundabout – not necessarily a budget item though?

## **ROADWAY MAINTENANCE (awaiting update from Ginny)**

We support the Columbia Association's request that the county immediately remove several miles of dead trees in the center medians of, and along, Broken Land and Governor Warfield Parkways. Specifically, the request is to remove dead trees and prune the center median of Broken Land from Stevens Forest Road to Snowden River Parkway; and to remove dead trees and prune the center median of Governor Warfield Parkway from Little Patuxent Parkway to Twin Rivers Road.

## **TREE REMOVAL AND TIMELY REPLACEMENT**

Dead/dying trees that pose a safety risk must be removed. Without prior knowledge, this past summer **13 large trees were removed from the Robert Oliver Place** entrance into the Oakland Mills Village Center. Two years ago several large mature trees were removed from Thunder Hill Road, the gateway entrance to the Oakland Mills Village Center. The entrances to the village center are now barren with the canopy of trees gone. Most concerning is that we have not been informed of a timely replacement for the trees despite voicing our concern.

We ask again, as we do each year, to have a comprehensive and well communicated tree replacement program. Leaving our once tree lined streets bare of trees is very concerning to the residents of Oakland Mills.

### **Routine Roadway Median Maintenance**

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 no maintenance to the medians at any other time.

Currently, the leaves that have fallen on median strips will remain until the spring when the median is mowed. The leaves now blow into the streets, blocking the roadway and finding their way into the storm drains, severely clogging the drains.

For the night straight year, we are requesting funding for **neighborhood leaf vacuum removal** maintenance to alleviate the leaf problem is warranted and requested.

**This year we are changing our request that the Village of Oakland Mills be a Pilot Village for a neighborhood leaf vacuum removal program.**

Locally, Montgomery County, the Village of Rockville, and University Park have Neighborhood Leaf Vacuum Removal programs. It is time for Howard County to look such a system of leaf removal and encourage you to bring in Oakland Mills.

### **BLANDAIR PARK**

The popularity of Blandair Park is evidenced by the number of large events held throughout the year along with the great playgrounds and ball fields. The park is a “gem” in our backyard. However, the Oakland Mills community often feels the burden of the popularity of the park and does not receive all the benefits it could from having this great amenity in our cOMMunity. Each week park users are directed into Oakland Mills to park in overflow event parking at Oakland Mills

High School and Oakland Mills Middle School. The county provides bright parking signs directing vehicles to the parking locations.

Each year the Oakland Mills board asks the County to work with us and install signage directing park users to the merchants at the Oakland Mills Village Center, located with walking distance to the event parking and the park itself. We are asking for more than small wayfinding signs on posts. We are asking the County to help support the Oakland Mills village merchants in the same spirit that our community supports the large-scale events that draw thousands to Blandair.

The county's support of older villages is vital to the existence of the aging village centers. Investing economic development funds by providing directional signs promoting the Oakland Mills merchants provides a simple and unique opportunity for the County to work with Oakland Mills merchants and promote our village shops and restaurants. A strong community/county partnership will hopefully lead to thriving business for our new and longstanding merchants.

### **Orchard Green Path Extension along Route 108**

The Oakland Mills Village Board of Directors supports extending a path from the Orchard Green tot lot to the Red Branch Road light on MD 108, providing safe and legal pedestrian and bicycle access to the Red Branch Rd. businesses. However, we need a small budget and commitments from the state, Howard County, and the Columbia Association to make this connection.

The relatively inexpensive solution is to add a pedestrian crosswalk at the light at Red Branch Rd. However, the crosswalk requires a connecting pathway. The Bike Howard plan suggests adding a shared-use pathway along the south side of MD 108 (about 50 yards). The Columbia Association has an existing path to the Orchard Green tot lot that could be extended to the shared-use path. This solution involves three parties: MDOT for the pedestrian crosswalk, Howard County for the shared-use pathway, and the Columbia Association for the Orchard Green tot lot path extension.

We are requesting the County's help to facilitate a budget for the shared-use pathway and gain commitments for this much-needed Complete Streets solution.

**Thank you for providing the opportunity to submit testimony and thank you and your team for making our County such a great and "happy" place to live, work, and play.**

Dear Kris and <Sandy, please identify the proper police contact>:

Oakland Mills Community Association (OMCA) and the Stevens Forest Elementary School PTA (SFES PTA) are writing to you jointly to express concerns with safety on Stevens Forest Road in the vicinity of Stevens Forest Elementary School, especially during drop-off (8:30 - 9:15) and pick-up (3:00 - 3:45) times at the school. Representatives from OMCA and SFES PTA recently met on site at the school during pick-up to observe traffic and pedestrian behavior following a collision in front of the school where children were nearly hit by a car. We witnessed three incidents of jaywalkers stopping traffic, one child running through traffic, as well as road and signage design issues that we believe could be addressed to improve safety in this corridor.

Following are bulleted descriptions of what we saw, and we look forward to having conversations with you about how these issues can be addressed to ensure the safety of everyone on Stevens Forest Road, and especially the safety of some of the youngest children in the community.

#### **Traffic and Pedestrian Behavior**

- Parents and guardians picking up students from SFES are parking on the southbound shoulder of Stevens Forest Road instead of using the carpool loop. They are then jaywalking to get their children, or waving their children across the road, instead of using the crosswalks or tunnel.
- Parents and guardians picking up students from SFES are parking on the northbound side of Stevens Forest Road, opposite Camelback Lane, in the through traffic lane despite the no stopping or standing signs.
- Traffic approaching the crosswalk closest to the school, at the Stevens Forest Neighborhood Center, is not consistently stopping for pedestrians in the crosswalk. One parent approached us as we were observing traffic to express her daily concerns for her children's safety in that crosswalk. This crosswalk does not have crossing guards.
- Representatives from OMCA talked to the Crossing Guards posted at Stevens Forest and Kilimanjaro about what we saw, and they confirmed that this is regular behavior during drop-off and pick-up.

#### **Road and Signage Design**

- As traffic on westbound Kilimanjaro Rd approaches Stevens Forest Rd, they see an "End School Zone" sign that is presumably for the Oakland Mills Middle School zone. As they turn onto southbound Stevens Forest Rd, there is no sign or flashing light to indicate they are entering another school zone. There is a 30 MPH sign on a post just after they make the turn. All other entries to school zones in the neighborhood have flashing signs indicating a school zone 25 mph speed limit, including the northbound approach to Stevens Forest Elementary School.
- The crosswalk at the Neighborhood Center just south of the school is difficult to see from the southbound lane of Stevens Forest Road.
- Southbound Stevens Forest Road is an uninterrupted straightaway from the traffic signal at Kilimanjaro Road until the crosswalk at the Neighborhood Center. Cars appear to pick up speed as they approach the school.

We discussed potential solutions to the issues listed above; however, we also defer to your expertise in enforcement and road design. We request a conversation to talk more about these issues so we can improve safety near Stevens Forest Elementary School.

Thank you,

(Probably Jon, Warren, and an SFES PTS rep)

**Draft to OMCA Board 11/11/22**

The Oakland Mills Village Board appreciated the presentation by Mr. Kris Jagarapu, DPW Chief, Bureau of Highways, at our August 9<sup>th</sup> Board meeting concerning the HOA internal roadway issue. Section 18.250-18.259 of the County Code is the only existing way the county would take over ownership of a private HOA internal roadway. In a pre-COVID meeting on this subject a county staff member stated that in the previous 15 years only one HOA had inquired about the takeover process but did not follow through. This is an indication that process is not viable.

The county zoning subdivision regulations have allowed for HOA internal roadways to be built to either public road standards or private road standards. The county pays for snow removal and repair and replacement of the public roads. The HOA pays for snow removal and repair and replacement of the private roads. This raises the issue of fairness because the county collects property taxes from all HOA homeowners and only spends it on some. The county needs to treat all HOA homeowners fairly.

Since county regulations have created this unfair situation, it is incumbent on the county to provide the solution. The county has the authority to be creative much like the use of TIF in the development of downtown Columbia. Other options are possible. If the county wants to determine the specific costs involved, Holly Court HOA in Oakland Mills has volunteered to serve as a test case.

This countywide fairness issue has existed for decades. It is now time for Howard County government to create a solution that treats all property tax payers fairly. A positive step in that direction is to initiate a pilot program that would test the concept of providing grants to HOAs for repairing their internal roads. Our Board is an advocate for such a program, and requests a meeting with the County in early November to explore it further.

## Oakland Mills Community Association, Inc. Statement for Meeting in Closed Session

LOCATION: VIRTUAL  
THE OTHER BARN  
5851 ROBERT OLIVER PLACE  
COLUMBIA, MD 21045

DATE: \_\_\_\_\_

TIME: \_\_\_\_\_

MOTION BY: \_\_\_\_\_

SECONDED BY: \_\_\_\_\_

VOTE TO CLOSE SESSION:

BOARD MEMBER	AYE	NAY	ABSTAIN	ABSENT
Jonathan Edelson, Chair				
Lynn-Steven Engelke, AC Chair				
William McCormack, Vice-chair				
Rebecca Bryant				
Jerome Rollerson				
Warren Wortman				

### REASON(S) FOR MEETING IN CLOSED SESSION

Pursuant to Maryland Home Owners Association Act the Oakland Mills Community Association Board of Directors voted to meet in closed session or adjourn an open session to a closed session in order to:

(1)		Discuss matters pertaining to employees and personnel;
(2)		Protect the privacy or reputation of individuals in matters not related to homeowners association's business;
(3)		Consultation with legal counsel;
(4)		Consultation with staff personnel, consultants, attorneys, or other persons in connection with pending or potential litigation;
(5)		Investigative proceedings concerning possible or actual criminal misconduct;
(6)		Consideration of the terms or conditions of a business transaction in the negotiation stage if the disclosure could adversely affect the economic interests of the homeowners association;
(7)		Compliance with a specific constitutional, statutory, or judicially imposed requirement protecting particular proceedings or matters from public disclosure;
(8)		Or an individually recorded affirmative vote of two-thirds of the board or committee members present, some other exceptional reason so compelling as to override the general public policy in favor of open meetings.



TOPICS TO BE DISCUSSED:

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TIME CLOSED SESSION BEGAN: \_\_\_\_\_

TIME CLOSED SESSION ENDED: \_\_\_\_\_

PERSONS PRESENT DURING CLOSED SESSION:

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UPON RETURN TO OPEN SESSION, ANNOUNCE OUTCOME OF CLOSED SESSION (e.g. specific action taken, results of vote, no action taken):

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\_\_\_\_\_  
SIGNATURE OF PRESIDING OFFICER