



Oakland Mills Community Association

Village Board Meeting Minutes

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

Board Members: Jonathan Edelson, Chair ~

Bill McCormack Jr., Vice-chair ~ Rebecca Bryant ~ Char Nado

Warren Wortman ~ Karin Emery, Columbia Council Representative

August 8, 2023

OMCA ARCHITECTURAL COMMITTEE APPEAL

This meeting was hybrid and was held in-person at The Other Barn and virtually via Zoom.

Mr. Edelson called the meeting of the Architectural Committee to order at 6:31 p.m.

Present: Jonathan Edelson, Acting Architectural Committee Chair and OMCA Board Chair; Bill McCormack, OMCA Board Vice-chair; Warren Wortman; Rebecca Bryant

Quorum Present: Yes

Also Present: OM Village Manager Brigitta Warren; OM Covenant Advisor Michael Vaughn; OM Administrative Assistant Amy Carpenter; Julio Ortiz (owner of the property being appealed); RAC Chair David Smith; OM Columbia Council Representative Karin Emery.

Mr. Edelson presented information on procedure. He then presented the appeal, which had been made by the owner of 9627 Rocksparkle Row, Julio Ortiz.

OM Covenant Advisory Michael Vaughn explained the application and the RAC's recommendation. Mr. Ortiz then shared his reasoning for the appeal. RAC committee chair David Smith also provided input.

Mr. Edelson motioned to overturn the denial decision of the Architecture Committee Chair and approve the addition with the new information that was submitted. **Mr. McCormack** seconded, and the motion passed (2-0-2).

Mr. Edelson adjourned the meeting of the OMCA Architectural Committee at 7:18 p.m.

Link to YouTube recording of the August 8, 2023 OMCA Board Meeting:

<https://youtu.be/eGSaTGDpWTA>

OMCA REGULAR BOARD MEETING

This meeting was hybrid and was held in-person at The Other Barn and virtually via Zoom.

Mr. Edelson called the regular meeting of the OMCA Board of Directors to order at 7:26 p.m.

Present: Jonathan Edelson, Chair; Bill McCormack, Vice-chair; Karin Emery, Columbia Council Representative; Rebecca Bryant; Warren Wortman; Brigitta Warren, Village Manager; Amy Carpenter, Administrative Assistant.

Absent: Char Nado

Quorum Present: Yes

Also Present: Howard County Council District 2 Aide Ashley Alston; Columbia Association Aquatics Director for Community Programs & Services Marty Oltmanns; Oakland Mills United Executive Director and Chief Executive Officer Samuel Hahn.

Opening of Meeting

- **Mr. Wortman** motioned to approve the July 25, 2023 OMCA Board Meeting minutes (ATTACHMENT A). **Mr. McCormack** seconded, and the motion passed (4-0-0).
- **Mr. Warren** motioned to approve the August 8, 2023 Board Meeting agenda (ATTACHMENT B). **Mr. McCormack** seconded, and the motion passed (4-0-0).

Resident Remarks

Oakland Mills United Executive Director and CEO Samuel Hahn gave updates on student engagement by OMU and said he looked forward to continuing OMU's strong partnership with OMCA. **Mr. Edelson** read a statement from OMCA about its partnership with OMU that was written for a time-sensitive issue concerning OMU (ATTACHMENT C).

New Business

Columbia Association Team Member Liaison Update

CA Aquatics Director for Community Programs & Services Marty Oltmanns gave an update on CA (ATTACHMENT D).

Board Chair Report

Mr. Edelson spoke about resident concerns regarding the four-way stop at Camelback/Santiago and Stevens Forest Road. He suggested that OMCA send material to residents who wished to send letters advocating for traffic safety. This material would include past OMCA correspondence for residents to use as reference when writing their letters.

Mr. Edelson encouraged residents and parents to contact HCPSS and HCPD about any traffic issues on Kilimanjaro Road due to OMMS and OMHS starting and releasing at the same time.

CCR Report

Ms. Emery reported that the CA Board would be discussing the FY25 budget at its next board meeting on September 14 and asked that the OMCA Board share its budget requests with her. CA would soon be announcing the search firm for the next CA president. The Wetland Studies and Solutions, INC. withdrawal letter for the Lake Elkhorn Stream Restoration Project was now available to the public.

Village Manager's Report

Ms. Warren referred to her written report (ATTACHMENT E). She presented the FY22 IRS Form 990 (ATTACHMENT F) to the Board. **Mr. McCormack** motioned to accept FY22 IRS Form 990. **Mr.**

Wortman seconded, and the motion passed (4-0-0).

Ms. Warren reported that The Other Barn would be open most Tuesday and Thursday evenings as well as the first Wednesday of the month for tours and organization meetings beginning in September.

Bulletin Board

Ms. Bryant said that Bike HoCo had been awarded a grant from the County and was waiting for approvals to use the grant to install bike racks at OMHS.

Mr. McCormack motioned to go into closed session at 8:13 p.m. to consult with staff personnel, consultants, attorneys, or other persons in connection with pending or potential litigation. **Ms. Bryant** seconded, and the motion passed (4-0-0).

The closed session of the OMCA Board began at 8:13 p.m. and ended at 8:15 p.m. (ATTACHMENT G)

Mr. Edelson went into the regular open session of the OMCA Board at 8:16 p.m.

Upon return to open session, Mr. Edelson announced that the Board had removed a flag and restored CA facilities access to one property.

Mr. Edelson adjourned the OMCA Board meeting at 8:16 p.m.

Respectfully submitted: Amy Carpenter, Administrative Assistant



Oakland Mills Community Association

Village Board Meeting Minutes

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

Board Members: Jonathan Edelson, Chair ~

Bill McCormack Jr., Vice-chair ~ Rebecca Bryant ~ Char Nado

Warren Wortman ~ Karin Emery, Columbia Council Representative

July 25, 2023

Link to YouTube recording of the July 25, 2023 OMCA Board Meeting:

<https://youtu.be/FnnqN5eCAZU>

OMCA REGULAR BOARD MEETING

This meeting was hybrid and was held in-person at The Other Barn and virtually via Zoom.

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; Karin Emery, Columbia Council Representative; Rebecca Bryant (arrived 7:04 p.m.); Char Nado; Warren Wortman; Brigitta Warren, Village Manager; Amy Carpenter, Administrative Assistant.

Quorum Present: Yes

Also Present: Howard County Council District 2 Aide Ashley Alston; Howard County Executive Office's Director of Constituent Services & Community Partnerships Paul Thompson; OMCA Covenant Advisor Michael Vaughn; GoldOller Real Estate Investments Senior Asset Manager Michelle Murphy; GoldOller Landscaper Brian Huryn; OMCA NRAAC members David and Valerie Smith; OM BWI Roundtable Representative Paul Verchinski.

Opening of Meeting

- **Mr. Wortman** motioned to approve the July 11, 2023 OMCA Board Meeting minutes (ATTACHMENT A). **Mr. McCormack** seconded, and the motion passed (4-0-0).
- **Mr. McCormack** motioned to approve the July 25, 2023 Board Meeting agenda (ATTACHMENT B). **Mr. Wortman** seconded, and the motion passed (4-0-0).

New Business

Columbia Pointe Architecture Presentation to Begin the NRAAC Process

Mr. Edelson explained the Non-residential Architectural Advisory Committee application process. GoldOller Real Estate Investments Senior Asset Manager Michelle Murphy presented the proposed changes (ATTACHMENT C). A discussion ensued. The GoldOller Landscaper for the project, Brian Huryn, addressed Board member suggestions regarding native plants. The proposal would be posted for public comment until August 15, 2023.

Old Business

OMCA Exterior Alteration Application Draft

The Board discussed the revisions to the OMCA Exterior Alteration Application (ATTACHMENT D). **Ms. Nado** motioned to accept the draft Exterior Alteration Application as revised. **Ms. Bryant** seconded, and the motion passed (5-0-0).

CCR Report

Ms. Emery reported that Wetland Studies and Solutions, INC. had notified CA that it intended to withdraw its application for the Lake Elkhorn Stream Restoration Project. CA would be giving testimony on HoCo by Design. CA would also be voting on further revisions to the ethics panel at the upcoming CA board meeting the following Thursday. **Ms. Emery** also discussed early pool closures and lifeguard staffing shortages.

Village Manager's Report

Ms. Warren reviewed the revised OMCA 4th Quarter FY23 Financials (ATTACHMENT E). **Mr. McCormack** motioned to approve the OMCA 4th Quarter FY23 Financials as modified. **Mr. Wortman** seconded, and the motion passed (5-0-0). **Ms. Warren** shared her report (ATTACHMENT F).

Committee Reports

Education Committee

Mr. Edelson reported that the Board of Education did not change start times for any of the schools in the district who could potentially face similar issues to Oakland Mills High School and Middle School. **Mr. Edelson** said that he would put out a communication to the community regarding the potential traffic issues.

Mr. Edelson reported on OMHS's 50th Anniversary committee, including efforts to hold a festival after the OMHS Homecoming Game on October 14.

The HCPSS superintendent would present his proposed FY25 capital budget and improvement plan at the September 7 HCPSS BOE meeting. Continued advocacy could possibly be needed to ensure OMHS improvements were kept in the budget. The OMMS rebuild planning process should have already begun, but Mr. Edelson was waiting for confirmation from the OMMS principal.

Public Space Committee

Mr. Wortman reported on the July Public Space Advisory Committee meeting. CA had met with Howard County about moving the path at Bluecoat Lane so that a crosswalk and ADA-compliant ramps could be put in. A short bike lane would be installed on Thunder Hill Road between Route 175 and Lightning View on the uphill side. BikeHoCo had done a bike corral at the Coral Reef Encounter event, which had over a thousand visitors.

Mr. Edelson adjourned the OMCA Board meeting at 8:27 p.m.

Respectfully submitted: Amy Carpenter, Administrative Assistant



Oakland Mills Board of Directors Meeting Agenda

Board Members: Jonathan Edelson (Chair/Acting AC Chair), Bill McCormack Jr. (Vice-chair), Char Nado; Rebecca Bryant, Warren Wortman; **Columbia Council Representative:** Karin

Tuesday, August 8, 2023 – 7:00 p.m. Hybrid Meeting

In-person at The Other Barn

5851 Robert Oliver Place, Columbia, MD, 21045

OR Online via Zoom (participation not guaranteed due to possible tech issues):

****Use the same Zoom link for both the Architecture Committee meeting and the Board meeting.**

Join Zoom Meeting

<https://us02web.zoom.us/j/89167720725>

Meeting ID: 891 6772 0725

One tap mobile

+13017158592,,89167720725# US (Washington DC)

Dial by your location

• +1 301 715 8592 US (Washington DC)

Meeting ID: 891 6772 0725

Find your local number: <https://us02web.zoom.us/u/kbHBTZG1>

Architecture Committee

6:30 p.m.

Appeal – 9627 Rocksparkle Row

Oakland Mills Board of Directors

7:00 p.m.

Opening of Meeting (5 min)

- Approve Minutes from July 25, 2023 Board Meeting
- Approve Agenda for August 8, 2023 Board Meeting

Jonathan Edelson, Board Chair

7:05 p.m.

Resident Remarks (3 minutes per resident, 10 minutes)

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.

7:10 p.m.

NEW BUSINESS

Columbia Association Team Member Liaison Update, (10 min)

Marty Oltmanns, CA Aquatics Director for Community Programs & Services

7:20 p.m.	Board Chair Report (10 min)	Jonathan Edelson, Board Chair
7:30 p.m.	Columbia Council Rep Report (10 min)	Karin Emery, CCR Rep
7:40 p.m.	Village Manager Report (10 min) <ul style="list-style-type: none"> • FY23 990 Review and Vote • Operations Update 	Brigitta Warren, Village Manager
7:50 p.m.	Board Bulletin Board (5 min)	
7:55 p.m.	Adjourn	

Board Closed Session

7:55 p.m.	<p>Pursuant to the Maryland Homeowners' Association Act the Board will meet in closed session for Consultation with staff personnel, consultants, attorneys, or other persons in connection with pending or potential litigation</p>	
------------------	--	--

Upcoming Events	Prepare for Success School Supply Drive	July 5th through August 19 th
	Jazz in the Mills Presents and Evening with David Cole and the Blues	Sun., Sept. 17 th , 5:30 p.m.
	Oakland Mills Fall Festival (Seeking Vendors)	Sat., Oct. 7 th , 11 a.m

Statement from OMCA on its Partnership with OMU

The Oakland Mills Community Association became an early partner with Oakland Mills United because of the promise their organization showed and our common goals of enriching the experiences and lives of students within the Oakland Mills community. More recently, OMU has put that promise into practice through advocacy and direct programming reaching students in Oakland Mills and beyond. As a result, we continue to support OMU in its endeavors and are proud to partner with OMU for the good of our community.

Oakland Mills Team Member Liaison

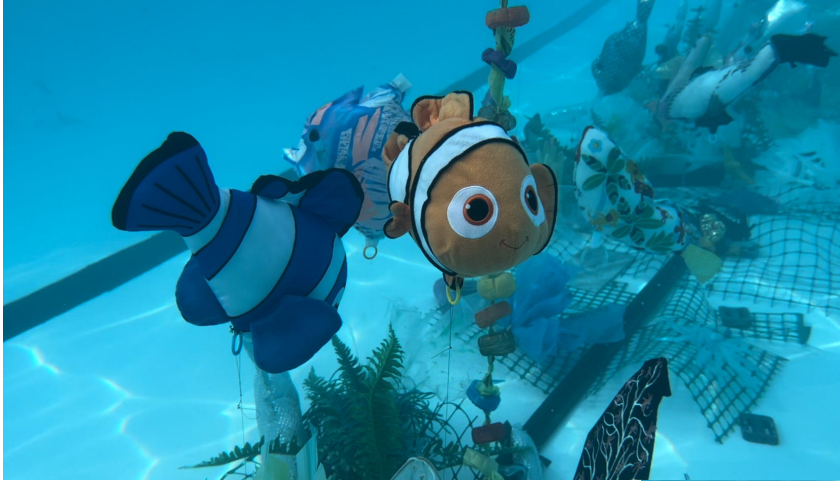
EXCITING WAYS WE ARE SERVING OUR COMMUNITY

Last Month at CA:

- The entire Administrative Services team, especially the Accounting team led by Lynn Schwartz, CA's Director of Finance/Treasurer, has been working overtime to finalize the FY23 financial results and complete the audits of CA's financial statements and the 401(k) plan, with a new auditing firm. The audits have gone well, and the results are excellent.
- With massive cross-departmental and cross-organizational collaboration, the Fourth of July celebration at the Lakefront was outstanding. The first-ever July 4th Resource Guide was well received and was viewed nearly 10,000 times, with about 5,000 of those views on the 4th of July. The comprehensive resource guide provided all sorts of information to users, including the schedule of events, bike routes from each of the Village Centers, parking information, and food options - to name a few.
- The Information Technology division complemented its rollout of over 100 controls aligned with the NIST Cyber Security Framework. This program enables CA to Protect confidentiality, and ensure the integrity and availability of its systems and data, allows our organization to reduce and mitigate risk factors associated with potential adverse cyber events and ensures we are compliant with applicable laws, regulations, and industry standards.
- The Racquet Sports team hosted a sold-out Wimbledon-themed Evolution Kids Tennis World Tour kids event on July 15th with 40 kids. This quarterly themed event includes team-based competition, focusing on community tennis's fun, social aspect.

**Oakland
Mills**

Last Month at CA:



7/22 - 7/23: 1,100



Last Month at CA:

- Racquet Sports successfully hosted the first USTA Mid-Atlantic Regional event at Wilde Lake Tennis Club and Owen Brown Tennis Club July 14th - 16th, with over 1000 players competing from all over the Mid-Atlantic region.
- International Exchange and Multicultural Programs participation in the Caribbean Heritage Festival, which took place on June 25th at the Harriet Tubman Cultural Center. Over 150 festival visitors engaged Grace and Cap-Haitient Sister City Committee members during the event.
- Community Operations completed the installation of a new high-efficiency heat pump at Supreme Sports Club, which will reduce energy consumption and operating costs, installed the bioretention facility below Bird Song Pass in Hickory Ridge, renovated the lower-level restrooms at Stonehouse and replaced the coffee station cabinets and countertops at Supreme Sports Club.
- The Marketing team has seen steady lead generation during this period, producing 1,831 membership leads for the sales team, resulting in 833 sales at \$31.75 (ad spend only) and \$67.76 (ad spend + personnel).
- The Marketing team continued to support various projects across CA, including renovation signage and communications at Columbia Gym, a major Les Mills event at the end of June, the increasingly popular Midnight Minigolf, and Middle School Pool Parties throughout Columbia.

Last Month at CA:

- The SportsPark had several notable large events this past months, hosting new clients, repeat events and all receiving accolades.
 - The Muslim Family Center chose the Columbia SportsPark to host their Eid celebration this year (June 28th). There were food trucks, reptiles, moon bounces, games, mini golf, batting cages and more. The attendance was over 700, and the event was a BIG success. They have already requested to return next year.
 - Midnight Mini Golf (July 14th) was another massive success for our July event. Our pre-sale tickets sold out early, and we sold out of our limited tickets at the door. Sobar, Jimmy's Famous Seafood Truck, and Sugar Rim Bar were all very happy with the event and sales. Guests who attended had so many compliments for the event and the staff.
 - Tenable, Inc. hosted its annual picnic at the Columbia SportsPark (July 13th) for the first time. They were very impressed and would like to return next year. The event hosted about 350 employees (no families) and was catered by High Point Catering. Both their staff and our staff were professional, and the Tenable liaison was very complimentary.
- MIDNIGHT MINI GOLF THIS FRIDAY AUGUST 11th!!!!

**Oakland
Mills**

Last Month at CA: CNSL: 2387 kids



Next Month at CA:

- The Communications team is working with Community Operations and the county to put on this year's July 4th festivities at the Lakefront, including the return of the crowd favorite, "Find Chompers" game.
- Communications looks forward to releasing this year's Annual Report, which showcases a number of major accomplishments for CA's team over the past year.
- We are launching a new major email newsletter called Be Well with CA - a companion piece to the popular Do More with CA, in close partnership and collaboration with Tavia Patusky, Wellness Director.
- The Marketing team is working with OpenSpace to create an interactive guide to navigate the 4th of July at the Lakefront — it will include multiple interactive maps with travel and parking info, food vendors and locations, CA tabling, performer details, etc. The event and this guide will be promoted via Do More, facility message boards, and digital screens as a key event in the Lakefront Live series.
- Columbia MD Archives (CMA) is excited to host the second annual CMA Summer Field School, which is a partnership with Howard Community College (HCC) History Department, from June 19th-30th. There will be 5 HCC students participating this year. The students will be creating an exhibit specifically using the collection RGV Miscellaneous Organizations that will be installed at the Academic Commons building at HCC. Through this process, they will learn about the history of Columbia, archival research, curation, and public history.

Next Month at CA:

- The Accounting team will begin planning for the FY25 budget process, setting up the budget application for the next fiscal year and fine-tuning the staff calendar of deliverables.
- Capital Improvements will replace the swing and refurbish the Fallriver Row Court tot lot (HC-07) in Harpers Choice.
- There are now donation bins set up in the following CP&S facilities and the Welcome Center:
 - Columbia Athletic Club
 - Columbia Art Center
 - Columbia Gym
 - Community Operations HQ
 - Hobbit's Glen Golf Course
 - Long Reach Tennis Club
 - SportsPark
 - Supreme Sports Club
- Community Operations will build the bioretention facility below Longfellow Elementary in Harper's Choice, install a new high-efficiency heat pump at the Art Center and complete Interior repairs and replacement of the digital marquee at the Ice Rink.

Next Month at CA:

- The Marketing team is working with the Racket Sports team to roll out an improved user experience for Guests at tennis and pickleball facilities similar to what we created for the Aquatics team by creating a digital sign-in and waiver.
- The Customer Care team is preparing the CA Points program materials for the upcoming 2023/2024 school year. We anticipate adding 3 additional schools to the program this year, so all 23 Columbia HCPSS schools will be in the program. We have met with HCPSS personnel regarding partnership opportunities and ways to grow the program at the CA Points schools.
- Columbia Ice Rink officially reopens Monday, August 14th. One last dry-bed event will occur before the ice is re-formed, painted and readied for skates. On July 23rd, the Columbia Ice Rink will host our 3rd Annual Community Open House. There is currently no ice, but there will still be plenty of fun for all visitors. Free food, games and activities for all! Come sing karaoke, jump in the bouncy house, or have your photo taken on the Zamboni! In the past, we have had between 150-200 people stop by.
- Open Space will continue performing routine maintenance and pruning along pathways. They will also perform routine maintenance and inspections to tot lots during July and August.
- The Land Administration Division has partnered with Howard County to share GIS data, increasing CA's asset management resources. We await the public utility information and hope to have it available for staff use in the coming months.

Challenges CA is Addressing:

- The Purchasing team has noted that large projects that would have taken a year to complete pre-COVID are now taking 18-24 months due in part to supply chain delays for equipment, especially large, specialized HVAC-related items. Vehicles, tractors, mowers and other equipment also still have very long lead times.
- More generally, the organization experiences increased supply chain lead times and costs. Prices for contracts, supplies, and materials have risen.
- Across the organization, staffing issues continue to be a concern at this time. The challenge continues to be recruiting for skilled positions. This includes School Age Services, tennis coaches, swim and group fitness instructors, skilled tradespeople, and personal trainers.

Points of Pride:

- Susan Krabbe, CA's senior vice president and CFO, was named one of the Top 25 CFOs in Maryland by Finance & Investing, a firm based in New York City that provides research and information, business news, and corporate actions related to investment banking, wealth management and the public and private markets. It is a wonderful accomplishment for CA and the team for our organization to be included in a list of highly regarded organizations such as Ascension Saint Agnes, Johns Hopkins Medicine, Stanley Black & Decker and others. Check out the news release here: <https://financeandinvesting.com/>.
- In recognition of Black Philanthropy Month, the Community Engagement Manager was selected to have one of the Women's Giving Circle profiles for Howard County on their website and social media for their campaign in August 2023.
- The Community Operations team was notified of sinkholes around the pavilion at Lake Front the Thursday before the July 4th celebration. The team was able to assess and repair the area before the celebration took place.
- Philip Mertens, CA's Mechanical, Electrical, and Plumbing Project Manager, responded to numerous high-urgency situations associated with the pools and clubs over the last month and provided key expertise and insights to get systems back online or in a position to meet member needs as quickly as possible.
- The Facility Services crew played a major role in several recent capital construction projects while continuing to respond to a large number of time-sensitive work requests.

Points of Pride:

- This year's Fourth of July celebration was by far the most collaborative celebration thus far. The resource guide gave a good reason for all local restaurants, agencies, and partners to sit down at the same table and create a cohesive, successful event. This set a tone with local entities moving forward that this kind of joint effort leads to enormously successful and well-attended events.
- The Land Administration division is working hard to create and implement various means of data collection for both internal and external stakeholders to grow CA's geographical data efficiently.
- Despite the heat and staffing challenges, the Community Programs and Services team has worked hard to bring a fun and exciting summer for the children of Columbia. From the outdoor pools to junior tennis programs, First Tee, art classes, camps and more, the team has created another summer of fun in Columbia.
- The IT division had team members achieve professional certifications. Tanika Ballista and Armsby Carbon attained their Certified Scrum Master (CSM) Certification, Andrew Slavik, Michael Schram, and Tanika Ballista attained their Smartsheet Core Product Certification and Scott Coleman attained the ITIL 4 Foundation Certification.

**Oakland
Mills**

Questions?:





**Manager's Report
Oakland Mills Community Association
August 8, 2023**

Financial:

- Please see the FY23 990 Form for Review.
- Charlotte and I are working on the 1st quarter financials and Debbi Herman will be coming in on August 17th to review and ready for review and submission. They will be ready for review at the August 22nd Board meeting.

Event Update:

- As you are all aware, we had to cancel the Community Pool Party. We were able to recoup most all of the expenses. Thank you Amy.
- Jazz in the Mills, An Evening with David Cole and the Blues, will be held on September 17th at The Other Barn. Tickets are on sale now at The Other Barn on online at Eventbrite. All tickets must be purchased in advance.
- The Prepare for Success school supplies drive has begun. There is a box for collections in the lobby of The Other Barn. Ashleigh, Jonathan, Char and I will be helping to stuff backpacks on August 22nd.
- Amy is still collecting vendor applications for homemade crafts, community organizations and Oakland Mills schools. If you know of someone who is interested in being a vendor they can visit the Oakland Mills website for more information. Please note applications are not available on the website but rather, they must contact Amy first and if they fit into the vendor criteria, she will forward them an application and additional information. Stevens Forest ES PTA will be selling hot dogs again this year.
- Amy has been working on the Lively Arts for Little Ones 2023-2024 series. Due to the 2024 bathroom renovations, performers have been confirmed for October, November and April.

Misc.

- The fireplace was repaired and is all ready for use this winter.
- The phones will be set up for testing and troubleshooting on Monday, August 14th. They will be set up and ready to use on Wednesday, August 23rd. The office will be closed between 10 am and noon on the 23rd for an all staff training.

- The new Exterior Alteration Application has been uploaded and wording has been changed on the Covenant, Buying and Selling Your Property page on the Oakland Mills Website. We have fully transitioned over to the new application.
- CA will be holding their RFP Bid meeting at The Other Barn on Tuesday, August 15th at 1pm.
- OMHS will be holding one of their two Meet and Greets at The Other Barn on Tuesday, August 15th at 6:30 pm.

Form

990**Return of Organization Exempt From Income Tax**

Under section 501(c), 527, or 4947(a)(1) of the Internal Revenue Code (except private foundations)

Do not enter social security numbers on this form as it may be made public.

Go to www.irs.gov/Form990 for instructions and the latest information.**2022****Open to Public Inspection**Department of the Treasury
Internal Revenue Service

A For the 2022 calendar year, or tax year beginning 5/1/2022, and ending 4/30/2023	
B Check if applicable: <input type="checkbox"/> Address change <input type="checkbox"/> Name change <input type="checkbox"/> Initial return <input type="checkbox"/> Final return/terminated <input type="checkbox"/> Amended return <input type="checkbox"/> Application pending	C Name of organization OAKLAND MILLS COMMUNITY ASSOCIATION, INC. Doing business as _____ Number and street (or P.O. box if mail is not delivered to street address) Room/suite 5851 ROBERT OLIVER PLACE City or town State ZIP code COLUMBIA MD 21045 Foreign country name Foreign province/state/county Foreign postal code _____ D Employer identification number 23-7350490 E Telephone number (410) 730-4610 G Gross receipts \$ 582,356 F Name and address of principal officer: JONATHAN EDELSON 6144 NEW LEAF CT., COLUMBIA, MD 21045 H(a) Is this a group return for subordinates? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No H(b) Are all subordinates included? <input type="checkbox"/> Yes <input type="checkbox"/> No If "No," attach a list. See instructions I Tax-exempt status <input type="checkbox"/> 501(c)(3) <input checked="" type="checkbox"/> 501(c) (4 (insert no.) <input type="checkbox"/> 4947(a)(1) or <input type="checkbox"/> 527 J Website: OAKLANDMILLS.ORG K Form of organization: <input checked="" type="checkbox"/> Corporation <input type="checkbox"/> Trust <input type="checkbox"/> Association <input type="checkbox"/> Other L Year of formation: 1968 M State of legal domicile MD H(c) Group exemption number _____

Part I Summary

Activities & Governance	1	Briefly describe the organization's mission or most significant activities: A non-profit civic association whose purpose is to promote the health, safety, common good and social welfare of community property owners and tenants.		
	2	Check this box <input type="checkbox"/> if the organization discontinued its operations or disposed of more than 25% of its net assets.		
	3	Number of voting members of the governing body (Part VI, line 1a)	3	5
	4	Number of independent voting members of the governing body (Part VI, line 1b)	4	5
	5	Total number of individuals employed in calendar year 2022 (Part V, line 2a)	5	19
	6	Total number of volunteers (estimate if necessary)	6	20
	7a	Total unrelated business revenue from Part VIII, column (C), line 12	7a	0
b	Net unrelated business taxable income from Form 990-T, Part I, line 11	7b	0	
Revenue	8	Contributions and grants (Part VIII, line 1h)	Prior Year	Current Year
	9	Program service revenue (Part VIII, line 2g)	335,746	362,908
	10	Investment income (Part VIII, column (A), lines 3, 4, and 7d)	116,783	219,280
	11	Other revenue (Part VIII, column (A), lines 5, 6d, 8c, 9c, 10c, and 11e)	20	168
	12	Total revenue—add lines 8 through 11 (must equal Part VIII, column (A), line 12)	0	0
	12		452,549	582,356
Expenses	13	Grants and similar amounts paid (Part IX, column (A), lines 1–3)	0	0
	14	Benefits paid to or for members (Part IX, column (A), line 4)	0	0
	15	Salaries, other compensation, employee benefits (Part IX, column (A), lines 5–10)	313,770	349,131
	16a	Professional fundraising fees (Part IX, column (A), line 11e)	0	0
	b	Total fundraising expenses (Part IX, column (D), line 25)	0	0
	17	Other expenses (Part IX, column (A), lines 11a–11d, 11f–24e)	140,207	268,900
Net Assets or Fund Balances	18	Total expenses. Add lines 13–17 (must equal Part IX, column (A), line 25)	453,977	618,031
	19	Revenue less expenses. Subtract line 18 from line 12	-1,428	-35,675
	20	Total assets (Part X, line 16)	Beginning of Current Year	End of Year
	21	Total liabilities (Part X, line 26)	458,693	326,405
22	Net assets or fund balances. Subtract line 21 from line 20	259,202	162,589	
			199,491	163,816

Part II Signature Block

Under penalties of perjury, I declare that I have examined this return, including accompanying schedules and statements, and to the best of my knowledge and belief, it is true, correct, and complete. Declaration of preparer (other than officer) is based on all information of which preparer has any knowledge.

Sign Here	Signature of officer MARY B WARREN	Date VILLAGE MANAGER		
	Type or print name and title			
Paid Preparer Use Only	Print/Type preparer's name DEBORAH L HERMAN	Preparer's signature	Date 7/26/2023	Check <input checked="" type="checkbox"/> if self-employed PTIN P00104306
	Firm's name DEBORAH L. HERMAN, CPA	Firm's EIN 52-1302736		
	Firm's address 3036 PATUXENT OVERLOOK CT., ELLICOTT CITY, MD 21042	Phone no. (410) 461-6992		

May the IRS discuss this return with the preparer shown above? See instructions ☒ Yes ☐ No

For Paperwork Reduction Act Notice, see the separate instructions.

Form **990** (2022)

Part III**Statement of Program Service Accomplishments**Check if Schedule O contains a response or note to any line in this Part III ☐**1** Briefly describe the organization's mission:

A non--profit civic association whose purpose is to promote the health, safety, common good and social welfare of community property owners and tenants.

2 Did the organization undertake any significant program services during the year which were not listed on the prior Form 990 or 990-EZ? ☐ Yes ☒ No

If "Yes," describe these new services on Schedule O.

3 Did the organization cease conducting, or make significant changes in how it conducts, any program services? ☐ Yes ☒ No

If "Yes," describe these changes on Schedule O.

4 Describe the organization's program service accomplishments for each of its three largest program services, as measured by expenses. Section 501(c)(3) and 501(c)(4) organizations are required to report the amount of grants and allocations to others, the total expenses, and revenue, if any, for each program service reported.

4a (Code:) (Expenses \$ 233,077 including grants of \$ 305,239) (Revenue \$ 675)
 OAKLAND MILLS VILLAGE OVERSIGHT - PROGRAM EXPENSES FOR STAFFING, ADMIN, INSTRUCTORS FOR COMMUNITY ACTIVITIES, COVENANT ADVISOR ENSURED COMPLIANCE AND BUILDING AND LANDSCAPING CODES, VILLAGE MANAGER KEPT COMMUNITY INFORMED AND INVOLVED WITH VILLAGE NEWSLETTERS AND COMMUNITY MEETINGS, VILLAGE CONSISTS OF 10,500 RESIDENTS LIVING IN HOMES, TOWNHOMES AND APARTMENTS.

4b (Code:) (Expenses \$ 308,963 including grants of \$ 57,669) (Revenue \$ 203,207)
 ROOM & BANQUET HALL RENTAL - MEETING AND BANQUET HALLS ARE AVAILABLE FOR RENT FOR BUSINESS AND SOCIAL EVENTS. EXPENSES INCLUDE THE SALARY OF THE FACILITY COODINATOR AS WELL AS THE CLEANING AND MAINTENANCE OF THE FACILITY. THERE WERE OVER 170 SOCIAL AND BUSINESS FUNCTIONS IN THE MEETING AND BANQUET ROOMS.

4c (Code:) (Expenses \$ 19,145 including grants of \$ 0) (Revenue \$ 15,380)
 SPECIAL EVENTS - INCOME AND EXPENSES INCURRED IN ADMINISTERING AND PROVIDING SPECIAL YEARLY AND SCHEDULED EVENTS FOR THE COMMUNITY. SPECIAL EVENTS ARE SEASONAL AND INCLUDE FESTIVALS, CONCERTS AND ACTIVITIES FOR CHILDREN AND FAMILIES.

4d Other program services (Describe on Schedule O.)

(Expenses \$ 0 including grants of \$ 0) (Revenue \$ 0)

4e Total program service expenses 561,185

Part IV Checklist of Required Schedules

	Yes	No
1 Is the organization described in section 501(c)(3) or 4947(a)(1) (other than a private foundation)? If "Yes," complete Schedule A.		X
2 Is the organization required to complete Schedule B, Schedule of Contributors? See instructions.		X
3 Did the organization engage in direct or indirect political campaign activities on behalf of or in opposition to candidates for public office? If "Yes," complete Schedule C, Part I.		X
4 Section 501(c)(3) organizations. Did the organization engage in lobbying activities, or have a section 501(h) election in effect during the tax year? If "Yes," complete Schedule C, Part II.		
5 Is the organization a section 501(c)(4), 501(c)(5), or 501(c)(6) organization that receives membership dues, assessments, or similar amounts as defined in Rev. Proc. 98-19? If "Yes," complete Schedule C, Part III.		X
6 Did the organization maintain any donor advised funds or any similar funds or accounts for which donors have the right to provide advice on the distribution or investment of amounts in such funds or accounts? If "Yes," complete Schedule D, Part I.		X
7 Did the organization receive or hold a conservation easement, including easements to preserve open space, the environment, historic land areas, or historic structures? If "Yes," complete Schedule D, Part II.		X
8 Did the organization maintain collections of works of art, historical treasures, or other similar assets? If "Yes," complete Schedule D, Part III.		X
9 Did the organization report an amount in Part X, line 21, for escrow or custodial account liability, serve as a custodian for amounts not listed in Part X, or provide credit counseling, debt management, credit repair, or debt negotiation services? If "Yes," complete Schedule D, Part IV.		X
10 Did the organization, directly or through a related organization, hold assets in donor-restricted endowments or in quasi endowments? If "Yes," complete Schedule D, Part V.		X
11 If the organization's answer to any of the following questions is "Yes," then complete Schedule D, Parts VI, VII, VIII, IX, or X, as applicable.		
a Did the organization report an amount for land, buildings, and equipment in Part X, line 10? If "Yes," complete Schedule D, Part VI.	X	
b Did the organization report an amount for investments—other securities in Part X, line 12, that is 5% or more of its total assets reported in Part X, line 16? If "Yes," complete Schedule D, Part VII.		X
c Did the organization report an amount for investments—program related in Part X, line 13, that is 5% or more of its total assets reported in Part X, line 16? If "Yes," complete Schedule D, Part VIII.		X
d Did the organization report an amount for other assets in Part X, line 15, that is 5% or more of its total assets reported in Part X, line 16? If "Yes," complete Schedule D, Part IX.		X
e Did the organization report an amount for other liabilities in Part X, line 25? If "Yes," complete Schedule D, Part X.	X	
f Did the organization's separate or consolidated financial statements for the tax year include a footnote that addresses the organization's liability for uncertain tax positions under FIN 48 (ASC 740)? If "Yes," complete Schedule D, Part X.		X
12a Did the organization obtain separate, independent audited financial statements for the tax year? If "Yes," complete Schedule D, Parts XI and XII.		X
b Was the organization included in consolidated, independent audited financial statements for the tax year? If "Yes," and if the organization answered "No" to line 12a, then completing Schedule D, Parts XI and XII is optional.		X
13 Is the organization a school described in section 170(b)(1)(A)(ii)? If "Yes," complete Schedule E.		X
14a Did the organization maintain an office, employees, or agents outside of the United States?		X
b Did the organization have aggregate revenues or expenses of more than \$10,000 from grantmaking, fundraising, business, investment, and program service activities outside the United States, or aggregate foreign investments valued at \$100,000 or more? If "Yes," complete Schedule F, Parts I and IV.		X
15 Did the organization report on Part IX, column (A), line 3, more than \$5,000 of grants or other assistance to or for any foreign organization? If "Yes," complete Schedule F, Parts II and IV.		X
16 Did the organization report on Part IX, column (A), line 3, more than \$5,000 of aggregate grants or other assistance to or for foreign individuals? If "Yes," complete Schedule F, Parts III and IV.		X
17 Did the organization report a total of more than \$15,000 of expenses for professional fundraising services on Part IX, column (A), lines 6 and 11e? If "Yes," complete Schedule G, Part I. See instructions.		X
18 Did the organization report more than \$15,000 total of fundraising event gross income and contributions on Part VIII, lines 1c and 8a? If "Yes," complete Schedule G, Part II.		X
19 Did the organization report more than \$15,000 of gross income from gaming activities on Part VIII, line 9a? If "Yes," complete Schedule G, Part III.		X
20a Did the organization operate one or more hospital facilities? If "Yes," complete Schedule H.		X
b If "Yes" to line 20a, did the organization attach a copy of its audited financial statements to this return?		
21 Did the organization report more than \$5,000 of grants or other assistance to any domestic organization or domestic government on Part IX, column (A), line 1? If "Yes," complete Schedule I, Parts I and II.		X

Part IV Checklist of Required Schedules (continued)

	Yes	No
22 Did the organization report more than \$5,000 of grants or other assistance to or for domestic individuals on Part IX, column (A), line 2? If "Yes," complete Schedule I, Parts I and III.		X
23 Did the organization answer "Yes" to Part VII, Section A, line 3, 4, or 5, about compensation of the organization's current and former officers, directors, trustees, key employees, and highest compensated employees? If "Yes," complete Schedule J.	X	
24a Did the organization have a tax-exempt bond issue with an outstanding principal amount of more than \$100,000 as of the last day of the year, that was issued after December 31, 2002? If "Yes," answer lines 24b through 24d and complete Schedule K. If "No," go to line 25a.		X
24b Did the organization invest any proceeds of tax-exempt bonds beyond a temporary period exception?		X
24c Did the organization maintain an escrow account other than a refunding escrow at any time during the year to defease any tax-exempt bonds?		X
24d Did the organization act as an "on behalf of" issuer for bonds outstanding at any time during the year?		X
25a Section 501(c)(3), 501(c)(4), and 501(c)(29) organizations. Did the organization engage in an excess benefit transaction with a disqualified person during the year? If "Yes," complete Schedule L, Part I.		X
25b Is the organization aware that it engaged in an excess benefit transaction with a disqualified person in a prior year, and that the transaction has not been reported on any of the organization's prior Forms 990 or 990-EZ? If "Yes," complete Schedule L, Part I.		X
26 Did the organization report any amount on Part X, line 5 or 22, for receivables from or payables to any current or former officer, director, trustee, key employee, creator or founder, substantial contributor, or 35% controlled entity or family member of any of these persons? If "Yes," complete Schedule L, Part II.		X
27 Did the organization provide a grant or other assistance to any current or former officer, director, trustee, key employee, creator or founder, substantial contributor or employee thereof, a grant selection committee member, or to a 35% controlled entity (including an employee thereof) or family member of any of these persons? If "Yes," complete Schedule L, Part III.		X
28 Was the organization a party to a business transaction with one of the following parties (see the Schedule L, Part IV, instructions for applicable filing thresholds, conditions, and exceptions):		
28a A current or former officer, director, trustee, key employee, creator or founder, or substantial contributor? If "Yes," complete Schedule L, Part IV.		X
28b A family member of any individual described in line 28a? If "Yes," complete Schedule L, Part IV.		X
28c A 35% controlled entity of one or more individuals and/or organizations described in line 28a or 28b? If "Yes," complete Schedule L, Part IV.		X
29 Did the organization receive more than \$25,000 in non-cash contributions? If "Yes," complete Schedule M.		X
30 Did the organization receive contributions of art, historical treasures, or other similar assets, or qualified conservation contributions? If "Yes," complete Schedule M.		X
31 Did the organization liquidate, terminate, or dissolve and cease operations? If "Yes," complete Schedule N, Part I.		X
32 Did the organization sell, exchange, dispose of, or transfer more than 25% of its net assets? If "Yes," complete Schedule N, Part II.		X
33 Did the organization own 100% of an entity disregarded as separate from the organization under Regulations sections 301.7701-2 and 301.7701-3? If "Yes," complete Schedule R, Part I.		X
34 Was the organization related to any tax-exempt or taxable entity? If "Yes," complete Schedule R, Part II, III, or IV, and Part V, line 1.		X
35a Did the organization have a controlled entity within the meaning of section 512(b)(13)?		X
35b If "Yes" to line 35a, did the organization receive any payment from or engage in any transaction with a controlled entity within the meaning of section 512(b)(13)? If "Yes," complete Schedule R, Part V, line 2.		
36 Section 501(c)(3) organizations. Did the organization make any transfers to an exempt non-charitable related organization? If "Yes," complete Schedule R, Part V, line 2.		X
37 Did the organization conduct more than 5% of its activities through an entity that is not a related organization and that is treated as a partnership for federal income tax purposes? If "Yes," complete Schedule R, Part VI.		X
38 Did the organization complete Schedule O and provide explanations on Schedule O for Part VI, lines 11b and 19? Note: All Form 990 filers are required to complete Schedule O.		X

Part V Statements Regarding Other IRS Filings and Tax ComplianceCheck if Schedule O contains a response or note to any line in this Part V. ☐

	Yes	No
1a Enter the number reported in box 3 of Form 1096. Enter -0- if not applicable.		
1b Enter the number of Forms W-2G included on line 1a. Enter -0- if not applicable.		
1c Did the organization comply with backup withholding rules for reportable payments to vendors and reportable gaming (gambling) winnings to prize winners?	X	

Part V Statements Regarding Other IRS Filings and Tax Compliance (continued)				Yes	No
2a	Enter the number of employees reported on Form W-3, Transmittal of Wage and Tax Statements, filed for the calendar year ending with or within the year covered by this return.	2a	19		
b	If at least one is reported on line 2a, did the organization file all required federal employment tax returns?	2b		X	
3a	Did the organization have unrelated business gross income of \$1,000 or more during the year?	3a			X
b	If "Yes," has it filed a Form 990-T for this year? If "No," to line 3b, provide an explanation on Schedule O.	3b			
4a	At any time during the calendar year, did the organization have an interest in, or a signature or other authority over, a financial account in a foreign country (such as a bank account, securities account, or other financial account)?	4a			X
b	If "Yes," enter the name of the foreign country See instructions for filing requirements for FinCEN Form 114, Report of Foreign Bank and Financial Accounts (FBAR).				
5a	Was the organization a party to a prohibited tax shelter transaction at any time during the tax year?	5a			X
b	Did any taxable party notify the organization that it was or is a party to a prohibited tax shelter transaction?	5b			X
c	If "Yes" to line 5a or 5b, did the organization file Form 8886-T?	5c			X
6a	Does the organization have annual gross receipts that are normally greater than \$100,000, and did the organization solicit any contributions that were not tax deductible as charitable contributions?	6a			X
b	If "Yes," did the organization include with every solicitation an express statement that such contributions or gifts were not tax deductible?	6b			
7	Organizations that may receive deductible contributions under section 170(c).				
a	Did the organization receive a payment in excess of \$75 made partly as a contribution and partly for goods and services provided to the payor?	7a			X
b	If "Yes," did the organization notify the donor of the value of the goods or services provided?	7b			
c	Did the organization sell, exchange, or otherwise dispose of tangible personal property for which it was required to file Form 8282?	7c			X
d	If "Yes," indicate the number of Forms 8282 filed during the year.	7d			
e	Did the organization receive any funds, directly or indirectly, to pay premiums on a personal benefit contract?	7e			X
f	Did the organization, during the year, pay premiums, directly or indirectly, on a personal benefit contract?	7f			X
g	If the organization received a contribution of qualified intellectual property, did the organization file Form 8899 as required?	7g			
h	If the organization received a contribution of cars, boats, airplanes, or other vehicles, did the organization file a Form 1098-C?	7h			
8	Sponsoring organizations maintaining donor advised funds. Did a donor advised fund maintained by the sponsoring organization have excess business holdings at any time during the year?	8			
9	Sponsoring organizations maintaining donor advised funds.				
a	Did the sponsoring organization make any taxable distributions under section 4966?	9a			
b	Did the sponsoring organization make a distribution to a donor, donor advisor, or related person?	9b			
10	Section 501(c)(7) organizations. Enter:				
a	Initiation fees and capital contributions included on Part VIII, line 12.	10a			
b	Gross receipts, included on Form 990, Part VIII, line 12, for public use of club facilities.	10b			
11	Section 501(c)(12) organizations. Enter:				
a	Gross income from members or shareholders.	11a			
b	Gross income from other sources (Do not net amounts due or paid to other sources against amounts due or received from them.)	11b			
12a	Section 4947(a)(1) non-exempt charitable trusts. Is the organization filing Form 990 in lieu of Form 1041?	12a			
b	If "Yes," enter the amount of tax-exempt interest received or accrued during the year.	12b			
13	Section 501(c)(29) qualified nonprofit health insurance issuers.				
a	Is the organization licensed to issue qualified health plans in more than one state? Note: See the instructions for additional information the organization must report on Schedule O.	13a			
b	Enter the amount of reserves the organization is required to maintain by the states in which the organization is licensed to issue qualified health plans.	13b			
c	Enter the amount of reserves on hand.	13c			
14a	Did the organization receive any payments for indoor tanning services during the tax year?	14a			X
b	If "Yes," has it filed a Form 720 to report these payments? If "No," provide an explanation on Schedule O.	14b			
15	Is the organization subject to the section 4960 tax on payment(s) of more than \$1,000,000 in remuneration or excess parachute payment(s) during the year? If "Yes," see the instructions and file Form 4720, Schedule N.	15			X
16	Is the organization an educational institution subject to the section 4968 excise tax on net investment income? If "Yes," complete Form 4720, Schedule O.	16			X
17	Section 501(c)(21) organizations. Did the trust, or any disqualified or other person engage in any activities that would result in the imposition of an excise tax under section 4951, 4952, or 4953? If "Yes," complete Form 6069.	17			

Part VI Governance, Management, and Disclosure For each "Yes" response to lines 2 through 7b below, and for a "No" response to line 8a, 8b, or 10b below, describe the circumstances, processes, or changes on Schedule O. See instructions. Check if Schedule O contains a response or note to any line in this Part VI. ☒

Section A. Governing Body and Management

	Yes	No
1a Enter the number of voting members of the governing body at the end of the tax year. If there are material differences in voting rights among members of the governing body, or if the governing body delegated broad authority to an executive committee or similar committee, explain on Schedule O.	5	
1b Enter the number of voting members included on line 1a, above, who are independent.	5	
2 Did any officer, director, trustee, or key employee have a family relationship or a business relationship with any other officer, director, trustee, or key employee?	2	X
3 Did the organization delegate control over management duties customarily performed by or under the direct supervision of officers, directors, trustees, or key employees to a management company or other person?	3	X
4 Did the organization make any significant changes to its governing documents since the prior Form 990 was filed?	4	X
5 Did the organization become aware during the year of a significant diversion of the organization's assets?	5	X
6 Did the organization have members or stockholders?	6	X
7a Did the organization have members, stockholders, or other persons who had the power to elect or appoint one or more members of the governing body?	7a	X
b Are any governance decisions of the organization reserved to (or subject to approval by) members, stockholders, or persons other than the governing body?	7b	X
8 Did the organization contemporaneously document the meetings held or written actions undertaken during the year by the following:		
a The governing body?	8a	X
b Each committee with authority to act on behalf of the governing body?	8b	X
9 Is there any officer, director, trustee, or key employee listed in Part VII, Section A, who cannot be reached at the organization's mailing address? If "Yes," provide the names and addresses on Schedule O.	9	X

Section B. Policies (This Section B requests information about policies not required by the Internal Revenue Code.)

	Yes	No
10a Did the organization have local chapters, branches, or affiliates?	10a	X
b If "Yes," did the organization have written policies and procedures governing the activities of such chapters, affiliates, and branches to ensure their operations are consistent with the organization's exempt purposes?	10b	
11a Has the organization provided a complete copy of this Form 990 to all members of its governing body before filing the form?	11a	X
b Describe on Schedule O the process, if any, used by the organization to review this Form 990.		
12a Did the organization have a written conflict of interest policy? If "No," go to line 13.	12a	X
b Were officers, directors, or trustees, and key employees required to disclose annually interests that could give rise to conflicts?	12b	X
c Did the organization regularly and consistently monitor and enforce compliance with the policy? If "Yes," describe on Schedule O how this was done.	12c	X
13 Did the organization have a written whistleblower policy?	13	X
14 Did the organization have a written document retention and destruction policy?	14	X
15 Did the process for determining compensation of the following persons include a review and approval by independent persons, comparability data, and contemporaneous substantiation of the deliberation and decision?		
a The organization's CEO, Executive Director, or top management official.	15a	X
b Other officers or key employees of the organization. If "Yes" to line 15a or 15b, describe the process on Schedule O. See instructions.	15b	X
16a Did the organization invest in, contribute assets to, or participate in a joint venture or similar arrangement with a taxable entity during the year?	16a	X
b If "Yes," did the organization follow a written policy or procedure requiring the organization to evaluate its participation in joint venture arrangements under applicable federal tax law, and take steps to safeguard the organization's exempt status with respect to such arrangements?	16b	

Section C. Disclosure

17 List the states with which a copy of this Form 990 is required to be filed.

18 Section 6104 requires an organization to make its Forms 1023 (1024 or 1024-A, if applicable), 990, and 990-T (section 501(c)(3)s only) available for public inspection. Indicate how you made these available. Check all that apply.

☒ Own website ☐ Another's website ☒ Upon request ☐ Other (explain on Schedule O)

19 Describe on Schedule O whether (and if so, how) the organization made its governing documents, conflict of interest policy, and financial statements available to the public during the tax year.

20 State the name, address, and telephone number of the person who possesses the organization's books and records

MARY BRIGITTA WARREN (410) 735-0490
5851 ROBERT OLIVER PLACE, COLUMBIA, MD 21045

Part VII Compensation of Officers, Directors, Trustees, Key Employees, Highest Compensated Employees, and Independent ContractorsCheck if Schedule O contains a response or note to any line in this Part VII. ☐**Section A. Officers, Directors, Trustees, Key Employees, and Highest Compensated Employees****1a** Complete this table for all persons required to be listed. Report compensation for the calendar year ending with or within the organization's tax year.

- List all of the organization's **current** officers, directors, trustees (whether individuals or organizations), regardless of amount of compensation. Enter -0- in columns (D), (E), and (F) if no compensation was paid.
- List all of the organization's **current** key employees, if any. See the instructions for definition of "key employee."
- List the organization's five **current** highest compensated employees (other than an officer, director, trustee, or key employee) who received reportable compensation (box 5 of Form W-2, box 6 of Form 1099-MISC, and/or box 1 of Form 1099-NEC) of more than \$100,000 from the organization and any related organizations.
- List all of the organization's **former** officers, key employees, and highest compensated employees who received more than \$100,000 of reportable compensation from the organization and any related organizations.
- List all of the organization's **former directors or trustees** that received, in the capacity as a former director or trustee of the organization, more than \$10,000 of reportable compensation from the organization and any related organizations.

See the instructions for the order in which to list the persons above.

☐ Check this box if neither the organization nor any related organization compensated any current officer, director, or trustee.

(A) Name and title	(B) Average hours per week (list any hours for related organizations below dotted line)	(C) Position (do not check more than one box, unless person is both an officer and a director/trustee)						(D) Reportable compensation from the organization (W-2/ 1099-MISC/ 1099-NEC)	(E) Reportable compensation from related organizations (W-2/ 1099-MISC/ 1099-NEC)	(F) Estimated amount of other compensation from the organization and related organizations
		Individual trustee or director	Institutional trustee	Officer	Key employee	Highest compensated employee	Former			
(1) SANDY CEDERBAUM VILLAGE MANAGER	40.00 0.00	X		X		X	X	98,978		5,939
(2) MARY BRIGITTA WARREN VILLAGE MANAGER	40.00 0.00	X		X		X		61,416		3,726
(3) JONATHAN EDELSON CHAIR	2.00 0.00	X		X						
(4) BILL MCCORMACK, JR. VICE CHAIR	2.00 0.00	X		X						
(5) CHAR NADO BOARD MEMBER	1.00 0.00	X								
(6) REBECCA BRYANT BOARD MEMBER	1.00 0.00	X								
(7) WARREN WORTMAN BOARD MEMBER	1.00 0.00	X								
(8) KARIN EMERY COLUMBIA COUNCIL REP	2.00 4.00	X								
(9)										
(10)										
(11)										
(12)										
(13)										
(14)										

Part VII**Section A. Officers, Directors, Trustees, Key Employees, and Highest Compensated Employees** (continued)

(A) Name and title	(B) Average hours per week (list any hours for related organizations below dotted line)	(C) Position (do not check more than one box, unless person is both an officer and a director/trustee)						(D) Reportable compensation from the organization (W-2/1099-MISC/1099-NEC)	(E) Reportable compensation from related organizations (W-2/1099-MISC/1099-NEC)	(F) Estimated amount of other compensation from the organization and related organizations
		Individual trustee or director	Institutional trustee	Officer	Key employee	Highest compensated employee	Former			
(15)										
(16)										
(17)										
(18)										
(19)										
(20)										
(21)										
(22)										
(23)										
(24)										
(25)										
1b Subtotal							160,394	0	9,665	
c Total from continuation sheets to Part VII, Section A							0	0	0	
d Total (add lines 1b and 1c)							160,394	0	9,665	

2 Total number of individuals (including but not limited to those listed above) who received more than \$100,000 of reportable compensation from the organization 0

	Yes	No
3 Did the organization list any former officer , director, trustee, key employee, or highest compensated employee on line 1a? <i>If "Yes," complete Schedule J for such individual.</i>	X	
4 For any individual listed on line 1a, is the sum of reportable compensation and other compensation from the organization and related organizations greater than \$150,000? <i>If "Yes," complete Schedule J for such individual.</i>	X	
5 Did any person listed on line 1a receive or accrue compensation from any unrelated organization or individual for services rendered to the organization? <i>If "Yes," complete Schedule J for such person.</i>		X

Section B. Independent Contractors

1 Complete this table for your five highest compensated independent contractors that received more than \$100,000 of compensation from the organization. Report compensation for the calendar year ending with or within the organization's tax year.

(A) Name and business address	(B) Description of services	(C) Compensation
		0
		0
		0
		0
		0

2 Total number of independent contractors (including but not limited to those listed above) who received more than \$100,000 of compensation from the organization 0

Part VIII Statement of RevenueCheck if Schedule O contains a response or note to any line in this Part VIII. ☐

				(A) Total revenue	(B) Related or exempt function revenue	(C) Unrelated business revenue	(D) Revenue excluded from tax under sections 512-514
Contributions, Gifts, Grants and Other Similar Amounts	1a	Federated campaigns	1a	0			
	b	Membership dues	1b	0			
	c	Fundraising events	1c	0			
	d	Related organizations	1d	0			
	e	Government grants (contributions)	1e	0			
	f	All other contributions, gifts, grants, and similar amounts not included above	1f	362,908			
	g	Noncash contributions included in lines 1a-1f	1g	\$ 0			
	h	Total. Add lines 1a-1f		362,908			
Program Service Revenue	2a	ROOM AND HALL RENTALS	Business Code	713990	203,207	203,207	
	b	SPECIAL EVENTS	713990	15,380	15,380		
	c	FEE REVENUE	713990	693	693		
	d			0			
	e			0			
	f	All other program service revenue		0			
	g	Total. Add lines 2a-2f		219,280			
	Other Revenue	3	Investment income (including dividends, interest, and other similar amounts)		168	168	
4		Income from investment of tax-exempt bond proceeds		0			
5		Royalties		0			
6a		Gross rents	(i) Real	(ii) Personal			
b		Less: rental expenses	6b				
c		Rental income or (loss)	6c	0	0		
d		Net rental income or (loss)		0			
7a		Gross amount from sales of assets other than inventory	(i) Securities	(ii) Other			
b		Less: cost or other basis and sales expenses	7b	0	0		
c		Gain or (loss)	7c	0	0		
d		Net gain or (loss)		0			
8a		Gross income from fundraising events (not including \$ 0 of contributions reported on line 1c). See Part IV line 18.	8a	0			
b		Less: direct expenses	8b	0			
c		Net income or (loss) from fundraising events		0			
9a		Gross income from gaming activities. See Part IV line 19.	9a	0			
b	Less: direct expenses	9b	0				
c	Net income or (loss) from gaming activities		0				
10a	Gross sales of inventory, less returns and allowances	10a	0				
b	Less: cost of goods sold	10b	0				
c	Net income or (loss) from sales of inventory		0				
Miscellaneous Revenue	11a		Business Code		0		
	b			0			
	c			0			
	d	All other revenue		0			
	e	Total. Add lines 11a-11d		0			
	12	Total revenue. See instructions.		582,356	219,448	0	0

Part IX Statement of Functional Expenses

Section 501(c)(3) and 501(c)(4) organizations must complete all columns. All other organizations must complete column (A).

Check if Schedule O contains a response or note to any line in this Part IX. ☐

Do not include amounts reported on lines 6b, 7b, 8b, 9b, and 10b of Part VIII.		(A) Total expenses	(B) Program service expenses	(C) Management and general expenses	(D) Fundraising expenses
1	Grants and other assistance to domestic organizations and domestic governments. See Part IV, line 21.	0			
2	Grants and other assistance to domestic individuals. See Part IV, line 22.	0			
3	Grants and other assistance to foreign organizations, foreign governments, and foreign individuals. See Part IV, lines 15 and 16.	0			
4	Benefits paid to or for members.	0			
5	Compensation of current officers, directors, trustees, and key employees.	160,394	144,355	16,039	
6	Compensation not included above to disqualified persons (as defined under section 4958(f)(1)) and persons described in section 4958(c)(3)(B).	0			
7	Other salaries and wages.	124,601	112,141	12,460	
8	Pension plan accruals and contributions (include section 401(k) and 403(b) employer contributions).	12,996	11,696	1,300	
9	Other employee benefits.	28,571	25,714	2,857	
10	Payroll taxes.	22,569	20,312	2,257	
11	Fees for services (nonemployees):				
a	Management.	0			
b	Legal.	80,951	72,856	8,095	
c	Accounting.	12,544	11,290	1,254	
d	Lobbying.	0			
e	Professional fundraising services. See Part IV, line 17.	0			
f	Investment management fees.	0			
g	Other. (If line 11g amount exceeds 10% of line 25, column (A), amount, list line 11g expenses on Schedule O.)	4,097	4,097	0	
12	Advertising and promotion.	9,950	9,950		
13	Office expenses.	19,748	17,773	1,975	
14	Information technology.	1,600	1,600		
15	Royalties.	0			
16	Occupancy.	91,695	82,526	9,169	
17	Travel.	0			
18	Payments of travel or entertainment expenses for any federal, state, or local public officials.	0			
19	Conferences, conventions, and meetings.	1,802	1,802		
20	Interest.	0			
21	Payments to affiliates.	0			
22	Depreciation, depletion, and amortization.	7,251	6,526	725	0
23	Insurance.	7,149	6,434	715	
24	Other expenses. Itemize expenses not covered above. (List miscellaneous expenses on line 24e. If line 24e amount exceeds 10% of line 25, column (A), amount, list line 24e expenses on Schedule O.)				
a	VILLAGE EVENTS	19,145	19,145		
b	DONATIONS	4,750	4,750		
c	OTHER PRINTING	8,218	8,218		
d		0			
e	All other expenses	0			
25	Total functional expenses. Add lines 1 through 24e.	618,031	561,185	56,846	0
26	Joint costs. Complete this line only if the organization reported in column (B) joint costs from a combined educational campaign and fundraising solicitation. Check here <input type="checkbox"/> if following SOP 98-2 (ASC 958-720).				

Part X Balance SheetCheck if Schedule O contains a response or note to any line in this Part X. ☐

		(A) Beginning of year		(B) End of year
Assets	1 Cash—non-interest-bearing	151,892	1	123,871
	2 Savings and temporary cash investments	279,577	2	182,415
	3 Pledges and grants receivable, net	0	3	0
	4 Accounts receivable, net	0	4	0
	5 Loans and other receivables from any current or former officer, director, trustee, key employee, creator or founder, substantial contributor, or 35% controlled entity or family member of any of these persons	0	5	0
	6 Loans and other receivables from other disqualified persons (as defined under section 4958(f)(1)), and persons described in section 4958(c)(3)(B)	0	6	0
	7 Notes and loans receivable, net	0	7	0
	8 Inventories for sale or use	0	8	0
	9 Prepaid expenses and deferred charges	241	9	0
	10a Land, buildings, and equipment: cost or other basis. Complete Part VI of Schedule D	10a 131,341		
	b Less: accumulated depreciation	10b 111,222	26,983	10c 20,119
	11 Investments—publicly traded securities	0	11	0
	12 Investments—other securities. See Part IV, line 11	0	12	0
	13 Investments—program-related. See Part IV, line 11	0	13	0
	14 Intangible assets	0	14	0
	15 Other assets. See Part IV, line 11	0	15	0
16 Total assets. Add lines 1 through 15 (must equal line 33)	458,693	16	326,405	
Liabilities	17 Accounts payable and accrued expenses	80,756	17	29,337
	18 Grants payable	0	18	0
	19 Deferred revenue	141,814	19	114,992
	20 Tax-exempt bond liabilities	0	20	0
	21 Escrow or custodial account liability. Complete Part IV of Schedule D	0	21	0
	22 Loans and other payables to any current or former officer, director, trustee, key employee, creator or founder, substantial contributor, or 35% controlled entity or family member of any of these persons	0	22	0
	23 Secured mortgages and notes payable to unrelated third parties	0	23	0
	24 Unsecured notes and loans payable to unrelated third parties	0	24	0
	25 Other liabilities (including federal income tax payables to related third parties, and other liabilities not included on lines 17–24). Complete Part X of Schedule D	36,632	25	18,260
	26 Total liabilities. Add lines 17 through 25	259,202	26	162,589
Net Assets or Fund Balances	Organizations that follow FASB ASC 958, check here <input checked="" type="checkbox"/> and complete lines 27, 28, 32, and 33.			
	27 Net assets without donor restrictions	199,491	27	163,816
	28 Net assets with donor restrictions	0	28	0
	Organizations that do not follow FASB ASC 958, check here <input type="checkbox"/> and complete lines 29 through 33.			
	29 Capital stock or trust principal, or current funds	0	29	0
	30 Paid-in or capital surplus, or land, building, or equipment fund	0	30	0
	31 Retained earnings, endowment, accumulated income, or other funds	0	31	0
	32 Total net assets or fund balances	199,491	32	163,816
33 Total liabilities and net assets/fund balances	458,693	33	326,405	

Part XI Reconciliation of Net AssetsCheck if Schedule O contains a response or note to any line in this Part XI ☐

1	Total revenue (must equal Part VIII, column (A), line 12)	1	582,356
2	Total expenses (must equal Part IX, column (A), line 25)	2	618,031
3	Revenue less expenses. Subtract line 2 from line 1	3	-35,675
4	Net assets or fund balances at beginning of year (must equal Part X, line 32, column (A))	4	199,491
5	Net unrealized gains (losses) on investments	5	
6	Donated services and use of facilities	6	
7	Investment expenses	7	
8	Prior period adjustments	8	
9	Other changes in net assets or fund balances (explain on Schedule O)	9	
10	Net assets or fund balances at end of year. Combine lines 3 through 9 (must equal Part X, line 32, column (B))	10	163,816

Part XII Financial Statements and ReportingCheck if Schedule O contains a response or note to any line in this Part XII ☐

	Yes	No
1 Accounting method used to prepare the Form 990: <input type="checkbox"/> Cash <input checked="" type="checkbox"/> Accrual <input type="checkbox"/> Other If the organization changed its method of accounting from a prior year or checked "Other," explain on Schedule O		
2a Were the organization's financial statements compiled or reviewed by an independent accountant? If "Yes," check a box below to indicate whether the financial statements for the year were compiled or reviewed on a separate basis, consolidated basis, or both: <input checked="" type="checkbox"/> Separate basis <input type="checkbox"/> Consolidated basis <input type="checkbox"/> Both consolidated and separate basis	X	
b Were the organization's financial statements audited by an independent accountant? If "Yes," check a box below to indicate whether the financial statements for the year were audited on a separate basis, consolidated basis, or both: <input checked="" type="checkbox"/> Separate basis <input type="checkbox"/> Consolidated basis <input type="checkbox"/> Both consolidated and separate basis	X	
c If "Yes" to line 2a or 2b, does the organization have a committee that assumes responsibility for oversight of the audit, review, or compilation of its financial statements and selection of an independent accountant? If the organization changed either its oversight process or selection process during the tax year, explain on Schedule O	X	
3a As a result of a federal award, was the organization required to undergo an audit or audits as set forth in the Uniform Guidance, 2 C.F.R. Part 200, Subpart F?		X
b If "Yes," did the organization undergo the required audit or audits? If the organization did not undergo the required audit or audits, explain why on Schedule O and describe any steps taken to undergo such audits		

**SCHEDULE D
(Form 990)**

Department of the Treasury
Internal Revenue Service

Supplemental Financial Statements

Complete if the organization answered "Yes" on Form 990,
Part IV, line 6, 7, 8, 9, 10, 11a, 11b, 11c, 11d, 11e, 11f, 12a, or 12b.

Attach to Form 990.

Go to www.irs.gov/Form990 for instructions and the latest information.

OMB No. 1545-0047

2022

**Open to Public
Inspection**

Name of the organization

OAKLAND MILLS COMMUNITY ASSOCIATION, INC.

Employer identification number

23-7350490

Part I Organizations Maintaining Donor Advised Funds or Other Similar Funds or Accounts.

Complete if the organization answered "Yes" on Form 990, Part IV, line 6.

	(a) Donor advised funds	(b) Funds and other accounts
1 Total number at end of year		
2 Aggregate value of contributions to (during year)		
3 Aggregate value of grants from (during year)		
4 Aggregate value at end of year		
5 Did the organization inform all donors and donor advisors in writing that the assets held in donor advised funds are the organization's property, subject to the organization's exclusive legal control?		<input type="checkbox"/> Yes <input type="checkbox"/> No
6 Did the organization inform all grantees, donors, and donor advisors in writing that grant funds can be used only for charitable purposes and not for the benefit of the donor or donor advisor, or for any other purpose conferring impermissible private benefit?		<input type="checkbox"/> Yes <input type="checkbox"/> No

Part II Conservation Easements.

Complete if the organization answered "Yes" on Form 990, Part IV, line 7.

1 Purpose(s) of conservation easements held by the organization (check all that apply): <input type="checkbox"/> Preservation of land for public use (for example, recreation or education) <input type="checkbox"/> Protection of natural habitat <input type="checkbox"/> Preservation of open space <input type="checkbox"/> Preservation of a historically important land area <input type="checkbox"/> Preservation of a certified historic structure	
2 Complete lines 2a through 2d if the organization held a qualified conservation contribution in the form of a conservation easement on the last day of the tax year.	Held at the End of the Tax Year
a Total number of conservation easements	2a
b Total acreage restricted by conservation easements	2b
c Number of conservation easements on a certified historic structure included in (a)	2c
d Number of conservation easements included in (c) acquired after July 25, 2006, and not on a historic structure listed in the National Register	2d
3 Number of conservation easements modified, transferred, released, extinguished, or terminated by the organization during the tax year	
4 Number of states where property subject to conservation easement is located	
5 Does the organization have a written policy regarding the periodic monitoring, inspection, handling of violations, and enforcement of the conservation easements it holds?	<input type="checkbox"/> Yes <input type="checkbox"/> No
6 Staff and volunteer hours devoted to monitoring, inspecting, handling of violations, and enforcing conservation easements during the year	
7 Amount of expenses incurred in monitoring, inspecting, handling of violations, and enforcing conservation easements during the year	
8 Does each conservation easement reported on line 2(d) above satisfy the requirements of section 170(h)(4)(B)(i) and section 170(h)(4)(B)(ii)?	<input type="checkbox"/> Yes <input type="checkbox"/> No
9 In Part XIII, describe how the organization reports conservation easements in its revenue and expense statement and balance sheet, and include, if applicable, the text of the footnote to the organization's financial statements that describes the organization's accounting for conservation easements.	

Part III Organizations Maintaining Collections of Art, Historical Treasures, or Other Similar Assets.

Complete if the organization answered "Yes" on Form 990, Part IV, line 8.

1a If the organization elected, as permitted under FASB ASC 958, not to report in its revenue statement and balance sheet works of art, historical treasures, or other similar assets held for public exhibition, education, or research in furtherance of public service, provide in Part XIII the text of the footnote to its financial statements that describes these items.	
b If the organization elected, as permitted under FASB ASC 958, to report in its revenue statement and balance sheet works of art, historical treasures, or other similar assets held for public exhibition, education, or research in furtherance of public service, provide the following amounts relating to these items:	
(i) Revenue included on Form 990, Part VIII, line 1	\$
(ii) Assets included in Form 990, Part X	\$
2 If the organization received or held works of art, historical treasures, or other similar assets for financial gain, provide the following amounts required to be reported under FASB ASC 958 relating to these items:	
a Revenue included on Form 990, Part VIII, line 1	\$
b Assets included in Form 990, Part X	\$

Part III Organizations Maintaining Collections of Art, Historical Treasures, or Other Similar Assets (continued)

3 Using the organization's acquisition, accession, and other records, check any of the following that make significant use of its collection items (check all that apply):

a ☐ Public exhibition

d ☐ Loan or exchange program

b ☐ Scholarly research

e ☐ Other _____

c ☐ Preservation for future generations

4 Provide a description of the organization's collections and explain how they further the organization's exempt purpose in Part XIII.

5 During the year, did the organization solicit or receive donations of art, historical treasures, or other similar assets to be sold to raise funds rather than to be maintained as part of the organization's collection? ☐ Yes ☐ No

Part IV Escrow and Custodial Arrangements.

Complete if the organization answered "Yes" on Form 990, Part IV, line 9, or reported an amount on Form 990, Part X, line 21.

1a Is the organization an agent, trustee, custodian or other intermediary for contributions or other assets not included on Form 990, Part X? ☐ Yes ☐ No

b If "Yes," explain the arrangement in Part XIII and complete the following table:

c Beginning balance

d Additions during the year

e Distributions during the year

f Ending balance

	Amount
1c	0
1d	
1e	
1f	0

2a Did the organization include an amount on Form 990, Part X, line 21, for escrow or custodial account liability? ☐ Yes ☒ No

b If "Yes," explain the arrangement in Part XIII. Check here if the explanation has been provided on Part XIII ☐

Part V Endowment Funds.

Complete if the organization answered "Yes" on Form 990, Part IV, line 10.

	(a) Current year	(b) Prior year	(c) Two years back	(d) Three years back	(e) Four years back
1a Beginning of year balance	0	0	0	0	0
b Contributions					
c Net investment earnings, gains, and losses					
d Grants or scholarships					
e Other expenditures for facilities and programs					
f Administrative expenses					
g End of year balance	0	0	0	0	0

2 Provide the estimated percentage of the current year end balance (line 1g, column (a)) held as:

a Board designated or quasi-endowment _____ %

b Permanent endowment _____ %

c Term endowment _____ %

The percentages on lines 2a, 2b, and 2c should equal 100%.

3a Are there endowment funds not in the possession of the organization that are held and administered for the organization by:

(i) Unrelated organizations

(ii) Related organizations

b If "Yes" on line 3a(ii), are the related organizations listed as required on Schedule R?

	Yes	No
3a(i)		
3a(ii)		
3b		

4 Describe in Part XIII the intended uses of the organization's endowment funds.

Part VI Land, Buildings, and Equipment.

Complete if the organization answered "Yes" on Form 990, Part IV, line 11a. See Form 990, Part X, line 10.

Description of property	(a) Cost or other basis (investment)	(b) Cost or other basis (other)	(c) Accumulated depreciation	(d) Book value
1a Land	0	0		0
b Buildings	0	0	0	0
c Leasehold improvements	0	0	0	0
d Equipment	0	131,341	111,222	20,119
e Other	0			

Total. Add lines 1a through 1e. (Column (d) must equal Form 990, Part X, column (B), line 10c.) 20,119

Part VII Investments—Other Securities.

Complete if the organization answered "Yes" on Form 990, Part IV, line 11b. See Form 990, Part X, line 12.

(a) Description of security or category (including name of security)	(b) Book value	(c) Method of valuation: Cost or end-of-year market value
(1) Financial derivatives	0	
(2) Closely held equity interests	0	
(3) Other		
(A)		
(B)		
(C)		
(D)		
(E)		
(F)		
(G)		
(H)		
Total. (Column (b) must equal Form 990, Part X, col. (B) line 12.)	0	

Part VIII Investments—Program Related.

Complete if the organization answered "Yes" on Form 990, Part IV, line 11c. See Form 990, Part X, line 13.

(a) Description of investment	(b) Book value	(c) Method of valuation: Cost or end-of-year market value
(1)		
(2)		
(3)		
(4)		
(5)		
(6)		
(7)		
(8)		
(9)		
Total. (Column (b) must equal Form 990, Part X, col. (B) line 13.)	0	

Part IX Other Assets.

Complete if the organization answered "Yes" on Form 990, Part IV, line 11d. See Form 990, Part X, line 15.

(a) Description	(b) Book value
(1)	
(2)	
(3)	
(4)	
(5)	
(6)	
(7)	
(8)	
(9)	
Total. (Column (b) must equal Form 990, Part X, col. (B) line 15.)	0

Part X Other Liabilities.

Complete if the organization answered "Yes" on Form 990, Part IV, line 11e or 11f. See Form 990, Part X, line 25.

1. (a) Description of liability	(b) Book value
(1) Federal income taxes	0
(2) ACCRUED PAYROLL	6,672
(3) ACCRUED VACATION	11,588
(4)	
(5)	
(6)	
(7)	
(8)	
(9)	
Total. (Column (b) must equal Form 990, Part X, col. (B) line 25.)	18,260

2. Liability for uncertain tax positions. In Part XIII, provide the text of the footnote to the organization's financial statements that reports the organization's liability for uncertain tax positions under FASB ASC 740. Check here if the text of the footnote has been provided in Part XIII ☐

Part XI Reconciliation of Revenue per Audited Financial Statements With Revenue per Return.

Complete if the organization answered "Yes" on Form 990, Part IV, line 12a.

1	Total revenue, gains, and other support per audited financial statements		1	
2	Amounts included on line 1 but not on Form 990, Part VIII, line 12:			
a	Net unrealized gains (losses) on investments	2a		
b	Donated services and use of facilities	2b		
c	Recoveries of prior year grants	2c		
d	Other (Describe in Part XIII.)	2d		
e	Add lines 2a through 2d		2e	0
3	Subtract line 2e from line 1		3	0
4	Amounts included on Form 990, Part VIII, line 12, but not on line 1:			
a	Investment expenses not included on Form 990, Part VIII, line 7b	4a		
b	Other (Describe in Part XIII.)	4b		
c	Add lines 4a and 4b		4c	0
5	Total revenue. Add lines 3 and 4c . (This must equal Form 990, Part I, line 12.)		5	0

Part XII Reconciliation of Expenses per Audited Financial Statements With Expenses per Return.

Complete if the organization answered "Yes" on Form 990, Part IV, line 12a.

1	Total expenses and losses per audited financial statements		1	
2	Amounts included on line 1 but not on Form 990, Part IX, line 25:			
a	Donated services and use of facilities	2a		
b	Prior year adjustments	2b		
c	Other losses	2c		
d	Other (Describe in Part XIII.)	2d		
e	Add lines 2a through 2d		2e	0
3	Subtract line 2e from line 1		3	0
4	Amounts included on Form 990, Part IX, line 25, but not on line 1:			
a	Investment expenses not included on Form 990, Part VIII, line 7b	4a		
b	Other (Describe in Part XIII.)	4b		
c	Add lines 4a and 4b		4c	0
5	Total expenses. Add lines 3 and 4c . (This must equal Form 990, Part I, line 18.)		5	0

Part XIII Supplemental Information.

Provide the descriptions required for Part II, lines 3, 5, and 9; Part III, lines 1a and 4; Part IV, lines 1b and 2b; Part V, line 4; Part X, line 2; Part XI, lines 2d and 4b; and Part XII, lines 2d and 4b. Also complete this part to provide any additional information.

SCHEDULE J
(Form 990)

Department of the Treasury
Internal Revenue Service

Compensation Information

For certain Officers, Directors, Trustees, Key Employees, and Highest
Compensated Employees
Complete if the organization answered "Yes" on Form 990, Part IV, line 23.
Attach to Form 990.
Go to www.irs.gov/Form990 for instructions and the latest information.

OMB No. 1545-0047

2022

**Open to Public
Inspection**

Name of the organization

OAKLAND MILLS COMMUNITY ASSOCIATION, INC.

Employer identification number

23-7350490

Part I Questions Regarding Compensation

1a Check the appropriate box(es) if the organization provided any of the following to or for a person listed on Form 990, Part VII, Section A, line 1a. Complete Part III to provide any relevant information regarding these items.

- | | |
|--|--|
| <input type="checkbox"/> First-class or charter travel | <input type="checkbox"/> Housing allowance or residence for personal use |
| <input type="checkbox"/> Travel for companions | <input type="checkbox"/> Payments for business use of personal residence |
| <input type="checkbox"/> Tax indemnification and gross-up payments | <input type="checkbox"/> Health or social club dues or initiation fees |
| <input type="checkbox"/> Discretionary spending account | <input type="checkbox"/> Personal services (such as maid, chauffeur, chef) |

b If any of the boxes on line 1a are checked, did the organization follow a written policy regarding payment or reimbursement or provision of all of the expenses described above? If "No," complete Part III to explain.

2 Did the organization require substantiation prior to reimbursing or allowing expenses incurred by all directors, trustees, and officers, including the CEO/Executive Director, regarding the items checked on line 1a?

3 Indicate which, if any, of the following the organization used to establish the compensation of the organization's CEO/Executive Director. Check all that apply. Do not check any boxes for methods used by a related organization to establish compensation of the CEO/Executive Director, but explain in Part III.

- | | |
|--|--|
| <input type="checkbox"/> Compensation committee | <input type="checkbox"/> Written employment contract |
| <input type="checkbox"/> Independent compensation consultant | <input type="checkbox"/> Compensation survey or study |
| <input type="checkbox"/> Form 990 of other organizations | <input type="checkbox"/> Approval by the board or compensation committee |

4 During the year, did any person listed on Form 990, Part VII, Section A, line 1a, with respect to the filing organization or a related organization:

- a** Receive a severance payment or change-of-control payment?
- b** Participate in or receive payment from a supplemental nonqualified retirement plan?
- c** Participate in or receive payment from an equity-based compensation arrangement?
- If "Yes" to any of lines 4a–c, list the persons and provide the applicable amounts for each item in Part III.

Only section 501(c)(3), 501(c)(4), and 501(c)(29) organizations must complete lines 5–9.

5 For persons listed on Form 990, Part VII, Section A, line 1a, did the organization pay or accrue any compensation contingent on the revenues of:

- a** The organization?
- b** Any related organization?
- If "Yes" on line 5a or 5b, describe in Part III.

6 For persons listed on Form 990, Part VII, Section A, line 1a, did the organization pay or accrue any compensation contingent on the net earnings of:

- a** The organization?
- b** Any related organization?
- If "Yes" on line 6a or 6b, describe in Part III.

7 For persons listed on Form 990, Part VII, Section A, line 1a, did the organization provide any nonfixed payments not described on lines 5 and 6? If "Yes," describe in Part III.

8 Were any amounts reported on Form 990, Part VII, paid or accrued pursuant to a contract that was subject to the initial contract exception described in Regulations section 53.4958-4(a)(3)? If "Yes," describe in Part III.

9 If "Yes" on line 8, did the organization also follow the rebuttable presumption procedure described in Regulations section 53.4958-6(c)?

Yes No

1b

2

4a

4b

4c

5a

5b

6a

6b

7

8

9

X

X

X

X

X

X

Part II Officers, Directors, Trustees, Key Employees, and Highest Compensated Employees. Use duplicate copies if additional space is needed.

For each individual whose compensation must be reported on Schedule J, report compensation from the organization on row (i) and from related organizations, described in the instructions, on row (ii). Do not list any individuals that aren't listed on Form 990, Part VII.

Note: The sum of columns (B)(i)-(iii) for each listed individual must equal the total amount of Form 990, Part VII, Section A, line 1a, applicable column (D) and (E) amounts for that individual.

(A) Name and Title	(B) Breakdown of W-2 and/or 1099-MISC and/or 1099-NEC compensation			(C) Retirement and other deferred compensation	(D) Nontaxable benefits	(E) Total of columns (B)(i)-(D)	(F) Compensation in column (B) reported as deferred on prior Form 990
	(i) Base compensation	(ii) Bonus & incentive compensation	(iii) Other reportable compensation				
SANDY CEDERBAUM	(i) 98,978			5,939		104,917	
1 VILLAGE MANAGER	(ii)					0	
2	(i)						
	(ii)						
3	(i)						
	(ii)						
4	(i)						
	(ii)						
5	(i)						
	(ii)						
6	(i)						
	(ii)						
7	(i)						
	(ii)						
8	(i)						
	(ii)						
9	(i)						
	(ii)						
10	(i)						
	(ii)						
11	(i)						
	(ii)						
12	(i)						
	(ii)						
13	(i)						
	(ii)						
14	(i)						
	(ii)						
15	(i)						
	(ii)						
16	(i)						
	(ii)						

SCHEDULE O
(Form 990)

Department of the Treasury
Internal Revenue Service

Supplemental Information to Form 990 or 990-EZ

Complete to provide information for responses to specific questions on
Form 990 or 990-EZ or to provide any additional information.

Attach to Form 990 or Form 990-EZ.

Go to www.irs.gov/Form990 for the latest information.

OMB No 1545-0047

2022

**Open to Public
Inspection**

Name of the organization

OAKLAND MILLS COMMUNITY ASSOCIATION, INC.

Employer identification number

23-7350490

Form 990, Part VI, Section B, Line 11B: FORM 990 IS REVIEWED BY THE VILLAGE MANAGER AND BOARD

MEMBERS.

Form 990, Part VI, Section B, Line 15A & 15B: ALL STAFF COMPENSATION, INCLUDING THE MANAGER,

DERIVE FROM AN INDEPENDENT SALARY STUDY APPROVED BY THE BOARD OF DIRECTORS.

Electronic Filing Only

Depreciation and Amortization

(Including Information on Listed Property)

OMB No. 1545-0172

2022Department of the Treasury
Internal Revenue Service

Attach to your tax return.

Go to www.irs.gov/Form4562 for instructions and the latest information.Attachment
Sequence No. **179**

Name(s) shown on return: **OAKLAND MILLS COMMUNITY ASSOCIATION**
 Business or activity to which this form relates: **990**
 Identifying number: **23-7350490**

Part I Election To Expense Certain Property Under Section 179

Note: If you have any listed property, complete Part V before you complete Part I.

1 Maximum amount (see instructions)	1	1,080,000
2 Total cost of section 179 property placed in service (see instructions)	2	175
3 Threshold cost of section 179 property before reduction in limitation (see instructions)	3	2,700,000
4 Reduction in limitation. Subtract line 3 from line 2. If zero or less, enter -0-	4	0
5 Dollar limitation for tax year. Subtract line 4 from line 1. If zero or less, enter -0-. If married filing separately, see instructions	5	1,080,000

6 (a) Description of property	(b) Cost (business use only)	(c) Elected cost
7 Listed property. Enter the amount from line 29	7	
8 Total elected cost of section 179 property. Add amounts in column (c), lines 6 and 7	8	0
9 Tentative deduction. Enter the smaller of line 5 or line 8	9	0
10 Carryover of disallowed deduction from line 13 of your 2021 Form 4562	10	
11 Business income limitation. Enter the smaller of business income (not less than zero) or line 5. See instructions	11	
12 Section 179 expense deduction. Add lines 9 and 10, but don't enter more than line 11	12	0
13 Carryover of disallowed deduction to 2023. Add lines 9 and 10, less line 12	13	0

Note: Don't use Part II or Part III below for listed property. Instead, use Part V.

Part II Special Depreciation Allowance and Other Depreciation (Don't include listed property. See instructions.)

14 Special depreciation allowance for qualified property (other than listed property) placed in service during the tax year. See instructions	14	175
15 Property subject to section 168(f)(1) election	15	
16 Other depreciation (including ACRS)	16	

Part III MACRS Depreciation (Don't include listed property. See instructions.)**Section A**

17 MACRS deductions for assets placed in service in tax years beginning before 2022	17	6,194
18 If you are electing to group any assets placed in service during the tax year into one or more general asset accounts, check here <input type="checkbox"/>		

Section B - Assets Placed in Service During 2022 Tax Year Using the General Depreciation System

(a) Classification of property	(b) Month and year placed in service	(c) Basis for depreciation (business/investment use only—see instructions)	(d) Recovery period	(e) Convention	(f) Method	(g) Depreciation deduction
19 a 3-year property						
b 5-year property						
c 7-year property						
d 10-year property						
e 15-year property						
f 20-year property						
g 25-year property			25 yrs.		S/L	
h Residential rental property			27.5 yrs.	MM	S/L	
i Nonresidential real property			39 yrs.	MM	S/L	

Section C - Assets Placed in Service During 2022 Tax Year Using the Alternative Depreciation System

20 a Class life	(b) Month and year placed in service	(c) Basis for depreciation (business/investment use only—see instructions)	(d) Recovery period	(e) Convention	(f) Method	(g) Depreciation deduction
b 12-year			12 yrs.		S/L	
c 30-year			30 yrs.	MM	S/L	
d 40-year			40 yrs.	MM	S/L	

Part IV Summary (See instructions.)

21 Listed property. Enter amount from line 28	21	882
22 Total. Add amounts from line 12, lines 14 through 17, lines 19 and 20 in column (g), and line 21. Enter here and on the appropriate lines of your return. Partnerships and S corporations—see instructions	22	7,251
23 For assets shown above and placed in service during the current year, enter the portion of the basis attributable to section 263A costs	23	

For Paperwork Reduction Act Notice, see separate instructions.

Form 4562 (2022)

Part V**Listed Property** (Include automobiles, certain other vehicles, certain aircraft, and property used for entertainment, recreation, or amusement.)

Note: For any vehicle for which you are using the standard mileage rate or deducting lease expense, complete **only** 24a, 24b, columns (a) through (c) of Section A, all of Section B, and Section C if applicable.

Section A—Depreciation and Other Information (Caution: See the instructions for limits for passenger automobiles.)

24a Do you have evidence to support the business/investment use claimed? <input type="checkbox"/> Yes <input type="checkbox"/> No					24b If "Yes," is the evidence written? <input type="checkbox"/> Yes <input type="checkbox"/> No				
(a) Type of property (list vehicles first)	(b) Date placed in service	(c) Business/ investment use percentage	(d) Cost or other basis	(e) Basis for depreciation (business/ investment use only)	(f) Recovery period	(g) Method/ Convention	(h) Depreciation deduction	(i) Elected section 179 cost	
25 Special depreciation allowance for qualified listed property placed in service during the tax year and used more than 50% in a qualified business use. See instructions.							25		
26 Property used more than 50% in a qualified business use:									
COMPUTER	4/30/2019	100.00%	1,148	1,148	5	S/L - MM	224		
COMPUTER	12/17/2019	100.00%	1,469	1,469	5	S/L - HY	294		
DELL COMPUTER	9/4/2018	100.00%	1,478	1,478	5	S/L - MM	364		
27 Property used 50% or less in a qualified business use:									
		%				S/L -			
		%				S/L -			
		%				S/L -			
28 Add amounts in column (h), lines 25 through 27. Enter here and on line 21, page 1							28	882	
29 Add amounts in column (i), line 26. Enter here and on line 7, page 1							29	0	

Section B—Information on Use of Vehicles

Complete this section for vehicles used by a sole proprietor, partner, or other "more than 5% owner," or related person. If you provided vehicles to your employees, first answer the questions in Section C to see if you meet an exception to completing this section for those vehicles.

	(a) Vehicle 1		(b) Vehicle 2		(c) Vehicle 3		(d) Vehicle 4		(e) Vehicle 5		(f) Vehicle 6	
30 Total business/investment miles driven during the year (don't include commuting miles)												
31 Total commuting miles driven during the year												
32 Total other personal (noncommuting) miles driven												
33 Total miles driven during the year. Add lines 30 through 32												
34 Was the vehicle available for personal use during off-duty hours?	Yes	No	Yes	No	Yes	No	Yes	No	Yes	No	Yes	No
35 Was the vehicle used primarily by a more than 5% owner or related person?												
36 Is another vehicle available for personal use?												

Section C—Questions for Employers Who Provide Vehicles for Use by Their Employees

Answer these questions to determine if you meet an exception to completing Section B for vehicles used by employees who aren't more than 5% owners or related persons. See instructions.

	Yes	No
37 Do you maintain a written policy statement that prohibits all personal use of vehicles, including commuting, by your employees?		
38 Do you maintain a written policy statement that prohibits personal use of vehicles, except commuting, by your employees? See the instructions for vehicles used by corporate officers, directors, or 1% or more owners		
39 Do you treat all use of vehicles by employees as personal use?		
40 Do you provide more than five vehicles to your employees, obtain information from your employees about the use of the vehicles, and retain the information received?		
41 Do you meet the requirements concerning qualified automobile demonstration use? See instructions.		

Note: If your answer to 37, 38, 39, 40, or 41 is "Yes," don't complete Section B for the covered vehicles.

Part VI Amortization

(a) Description of costs	(b) Date amortization begins	(c) Amortizable amount	(d) Code section	(e) Amortization period or percentage	(f) Amortization for this year
42 Amortization of costs that begins during your 2022 tax year (see instructions):					
43 Amortization of costs that began before your 2022 tax year					43
44 Total. Add amounts in column (f). See the instructions for where to report					44
					0

Form 4562 Statement - 990

4/30/2023

OAKLAND MILLS COMMUNITY ASSOCIATION, INC. 23-7350490

Item No.	Description of Property	Date Placed In Service	Asset Code	Business Use %	Cost or Other Basis	Sec. 179 Deduction	Credit	Special Allowance	Salvage Value	Recovery Basis	Recovery Period	Method	Convention Code	Prior Accum. Deprec., 179, Bonus	2022 Deprec.	2022 Accum. Deprec.
----------	-------------------------	------------------------	------------	----------------	---------------------	--------------------	--------	-------------------	---------------	----------------	-----------------	--------	-----------------	----------------------------------	--------------	---------------------

Depreciation Detail

MACRS deductions for prior years (Line 17)

SECURITY PANIC BUTTONS	4/23/2019	F-10	100.00%	630	0	0	0	0	0	630	5.0	SL/GDS	MM	388	124	512
VIDEO SYSTEM	4/23/2019	F-10	100.00%	2,684	0	0	0	0	0	2,684	5.0	SL/GDS	MM	1,654	526	2,180
LOFT LIGHTING FIXTURES	4/26/2019	F-11	100.00%	4,995	0	0	0	0	0	4,995	5.0	SL/GDS	MM	3,080	978	4,058
KITCHEN APPLIANCES	4/20/2022	F-11	100.00%	14,445	0	0	0	0	0	14,445	5.0	SL/GDS	HY	1,445	2,889	4,334
WINDOW BLINDS	4/20/2022	F-11	100.00%	8,386	0	0	0	0	0	8,386	5.0	SL/GDS	HY	839	1,677	2,516

Total MACRS deductions for prior years (Line 17)

31,140	0	0	0	0	0	31,140
--------	---	---	---	---	---	--------

GDS 7-year property (Line 19c)

FURNITURE	4/15/2023	F-10	100.00%	175	0	0	175	0	0	0	7	200DB	MQ4	0	0	175
-----------	-----------	------	---------	-----	---	---	-----	---	---	---	---	-------	-----	---	---	-----

Total GDS 7-year property (Line 19c)

175	0	0	0	175	0	0
-----	---	---	---	-----	---	---

Subtotal Depreciation

31,315	0	0	0	175	0	31,140
--------	---	---	---	-----	---	--------

Listed Property

Listed property with more than 50% business use (Line 25 and 26)

COMPUTER	4/30/2019	F-15	100.00%	1,148	0	0	0	0	0	1,148	5.0	SL/GDS	MM	709	224	933
COMPUTER	12/17/2019	F-15	100.00%	1,469	0	0	0	0	0	1,469	5.0	SL/GDS	HY	735	294	1,029
COMPUTER	3/1/2022	F-15	100.00%	1,250	1,250	0	0	0	0	0	5.0	200DB	MQ4	1,250	0	1,250
COMPUTER	3/17/2022	F-15	100.00%	1,229	1,229	0	0	0	0	0	5.0	200DB	MQ4	1,229	0	1,229
COMPUTER	4/30/2022	F-15	100.00%	371	371	0	0	0	0	0	5.0	200DB	MQ4	371	0	371
COMPUTERS	12/30/2015	F-4	100.00%	1,538	0	0	0	0	0	1,538	5.0	SL/GDS	HY	1,538	0	1,538
DELL COMPUTER	9/4/2018	F-15	100.00%	1,478	0	0	0	0	0	1,478	5.0	SL/GDS	MM	977	364	1,341
DELL COMPUTER	5/5/2015	F-4	100.00%	1,514	0	0	0	0	0	1,514	5.0	SL/GDS	HY	1,514	0	1,514
DELL COMPUTERS	11/16/2016	F-4	100.00%	2,080	0	0	0	0	0	2,080	5.0	SL/GDS	HY	2,080	0	2,080
KEYBOARD & ACCESSORIES	4/30/2021	F-15	100.00%	159	159	0	0	0	0	0	5.0	200DB	HY	159	0	159
LENOVA COMPUTERS(3)	4/30/2021	F-15	100.00%	3,226	3,226	0	0	0	0	0	5.0	200DB	HY	3,226	0	3,226

Total listed prop with > 50% business use

15,462	6,235	0	0	0	0	9,227
--------	-------	---	---	---	---	-------

Subtotal Listed Property

15,462	6,235	0	0	0	0	9,227
--------	-------	---	---	---	---	-------

Total Depreciation and Amortization

46,777	6,235	0	175	0	0	40,367
--------	-------	---	-----	---	---	--------

Form 4562 Reconciliation

Annual depreciation and amortization (including Sec 168(f) elected amounts)

Special allowance except listed property (Line 14) - current year assets

Special allowance - listed property (Line 25) - current year assets

Section 179 amount claimed (includes prior year disallowed)

Section 179 amount carried forward to future year

Section 179 deduction (Line 12)

Less amortization included in total annual depreciation and amortization (Line 44)

7,076
175
0
0
0
0

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

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

DATE: August 8, 2023
TIME: 8:13

MOTION BY: B. H. McCormack
SECONDED BY: Rebecca Bryant

VOTE TO CLOSE SESSION:

BOARD MEMBER	AYE	NAY	ABSTAIN	ABSENT
Jonathan Edelson, Chair	<input checked="" type="checkbox"/>			
William McCormack, Vice-chair	<input checked="" type="checkbox"/>			
Rebecca Bryant	<input checked="" type="checkbox"/>			
Warren Wortman	<input checked="" type="checkbox"/>			
Char Nado				<input checked="" type="checkbox"/>
////////////////////	////////////////////	////////////////////	////////////////////	////////////////////

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)	<input checked="" type="checkbox"/>	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:

Remove flag on assessment files of property +
restore access to CA facilities

TIME CLOSED SESSION BEGAN:

8:13 pm

TIME CLOSED SESSION ENDED:

8:15 pm

PERSONS PRESENT DURING CLOSED SESSION:

Carpenter, Warren, McCormack, Edelson, Brery, Workman, Bryant

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

Board approved the letter to CA to remove the flag
and restore access.

SIGNATURE OF PRESIDING OFFICER