



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 ~ Andrew Mark Fried, AC Chair ~
Paulette Pettiford-Thomas ~ Dr. Daniel Pierce ~
Karin Emery, Columbia Council Representative

November 25, 2025

OMCA REGULAR BOARD MEETING

This meeting was held hybrid, on Zoom and at The Other Barn.

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

Present: Bill McCormack, Board Vice-chair; Andrew Mark Fried, AC Chair; Dr. Daniel Pierce; Paulette Pettiford-Thomas; Karin Emery, Columbia Council Representative; Brigitta Warren, Village Manager; Amy Carpenter, Events & Administrative Coordinator.

Absent: Jonathan Edelson

Quorum Present: Yes

Also Present: OM Election Monitoring Committee Chair Ginny Thomas; Columbia Association Community Programs & Services Projects Liaison Marty Oltmanns; Howard County Council District 2 Aide Ashley Alston; see resident list.

Opening of Meeting

- **Mr. Fried** motioned to approve the November 11, 2025 OMCA Board Meeting minutes (ATTACHMENT A). **Dr. Pierce** seconded, and the motion passed (4-0-0).
- **Mr. Fried** motioned to approve the November 25, 2025 Board Meeting agenda (ATTACHMENT B). **Dr. Pierce** seconded, and the motion passed (4-0-0).

New Business

CA Liaison Update

CA Community Programs & Services projects Liaison Marty Oltmanns shared his update on CA (ATTACHMENT C).

New Town Zoning

Ms. Emery shared information about the New Town Zoning Taskforce, which she was a member of. The taskforce was appointed by the County to work with the consultants it had hired to evaluate and make recommendations concerning New Town Zoning. The State of Maryland had passed a law requiring counties to implement provisions allowing Accessory Dwelling Units (ADUs), but such a requirement could be a direct violation of village covenants. The addition of ADUs would also increase density and could adversely affect aging utility lines (such as sewage lines), traffic, and schools.

Ms. Emery said Columbia had already been planned to include a variety of housing, including housing for lower income brackets. Such actions were needed in other parts of the County that had not been planned this way.

It had been suggested that the County eliminate New Town Zoning. The Board discussed the implications of this, including the impact on CA Open Space. The change would allow developers to greatly increase density in village centers. Such a density increase was projected to occur with the current redevelopment plan for the Long Reach Village Center.

Mr. McCormack suggested drafting a letter to send to the County Executive and other county officials about the subject. The issue would be brought back at a later Board meeting. The Board also agreed that it was important to make residents aware of the issue.

Old Business

HCPSS Capital Budget

Mr. McCormack read **Mr. Edelson's** emailed report regarding the HCPSS Capital Budget (ATTACHMENT D).

2026 Election Guidelines & Calendars

Ms. Warren presented the Election Monitoring Committee's (EMC) suggested changes to the 2026 Draft Election Guidelines (ATTACHMENT E). EMC Chair Ginny Thomas proposed shortening election hours, but such a change would require a vote by residents to change the By-Laws.

Dr. Pierce motioned to pass the guidelines as revised by the EMC. **Mr. Fried** seconded, and the motion passed (4-0-0).

Mr. Fried motioned to approve the 2026 Contested and Non-contested Election Calendars (ATTACHMENT F). **Dr. Pierce** seconded, and the motion passed (4-0-0).

Board Chair Report

Mr. McCormack read Mr. Edelson's emailed report. Mr. Edelson attended the quarterly CA Stakeholders' dinner and spoke with board chairs and CCRs from other villages about OMHS and gave them more information. Mr. Edelson suggested in the email that the OMCA Board prepare testimony for the Board of Education in January and keep the community informed and engaged.

CCR Report

Ms. Emery discussed CA's desire to improve its credit rating to AAA, which could possibly include raising the annual charge from \$.68 to \$.75 over seven years.

Village Manager Report

Ms. Warren shared her report on village operations (ATTACHMENT G).

Committee Reports

Housing Committee

Mr. McCormack reported that the Housing Committee had met and done a SWOT analysis. They would be meeting again in December to come up with goals and plans.

Open Space Committee

Mr. McCormack reported that the Open Space Committee had met and done a SWOT analysis. They would be meeting again in December to come up with goals and plans. **Mr. McCormack** said any who wanted to join the committee could contact him or Ms. Warren.

Public Space Committee

Dr. Pierce reported that the County would be making improvements to the Stevens Forest Rd/Broken Land Pkwy intersection in July 2026 as part of the Southern Trail Entrance project.

Bulletin Board

Mr. McCormack shared Mr. Edelson's bulletin board item, which he had sent in an email. In the email, Mr. Edelson said the WBAL Concert for Kids was coming up on December 6. Mr. Edelson encouraged friends and neighbors to purchase tickets. Over the years, OMHS had raised hundreds of thousands of dollars for the WBAL Kids campaign through the Concert.

Ms. Carpenter said tickets for Breakfast with Santa would be available until Wednesday, December 3.

Members of the Board wished each other Happy Thanksgiving.

Ms. Warren said the Board had received many thanks from various organizations for recent OMCA donations.

Mr. McCormack adjourned the regular OMCA Board meeting at 8:51 p.m.

Respectfully submitted: Amy Carpenter, Administrative Assistant



Oakland Mills Community Association

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 Karin Emery, Columbia Council Representative

November 11, 2025

OMCA REGULAR BOARD MEETING

This meeting was held hybrid, on Zoom and at The Other Barn.

Mr. Edelson called the regular meeting of the OMCA Board of Directors to order at 7:03 p.m.

Present: Jonathan Edelson, Board Chair; Bill McCormack, Board Vice-chair; Andrew Mark Fried, AC Chair; Dr. Daniel Pierce; Paulette Pettiford-Thomas; Karin Emery, Columbia Council Representative; Brigitta Warren, Village Manager; Amy Carpenter, Events & Administrative Coordinator.

Quorum Present: Yes

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

Opening of Meeting

- **Mr. Fried** motioned to approve the October 28, 2025 OMCA Board Meeting minutes (ATTACHMENT A). **Dr. Pierce** seconded, and the motion passed (5-0-0).
- **Mr. McCormack** motioned to approve the November 11, 2025 Board Meeting agenda (ATTACHMENT B). **Mr. Fried** seconded, and the motion passed (5-0-0).

Resident Remarks

Resident Ginny Thomas asked if the Board had taken a position on New Town zoning. She said the County was thinking of eliminating New Town zoning and that it could have a high impact on Columbia Open Space, single-family homes, etc. She spoke about a push by the State to add more Accessory Dwelling Units (ADUs). The County was also considering requiring the allowance of ADUs. Such a law would violate village covenants, which currently prohibit ADUs. She said adding ADUs would negatively impact traffic and the education system and would put more strain on hospitals. **Ms. Emery** said that Columbia was planned to be well-balanced for density and mixed-income housing, but the rest of the County was not. As such, increased density was needed in other parts of the County but not in Columbia.

Old Business

2026 OMCA Donation Requests

Ms. Warren shared the OMCA Donation Requests spreadsheet (ATTACHMENT C). After discussion, **Mr. Fried** motioned to give \$200 to Anti-Racist Education Alliance, Inc.; \$500 to Howard County Community College; \$500 to Luminus Network; \$800 to Oakland Mills High School (OMHS); \$500 to OMHS Fine Arts Boosters; \$200 to OMHS Howard County Conservancy Youth Climate Institute; \$600 to Oakland Mills Middle School PTS; \$500 to Stevens Forest Elementary School PTA; \$200 to The Village in Howard; \$500 to Thunder Hill Elementary School PTA; and \$500 to Talbott Springs Elementary School PTA. **Dr. Pierce** seconded, and the motion passed (4-0-1).

HCPSS Capital Improvement Plan

Mr. Edelson gave an update on the Howard County Board of Education's vote to cut OMHS renovations from HCPSS's FY27 capital budget funding. The Board agreed on a plan of action to advocate for OMHS renovations.

2026 OMCA Election Monitoring Committee

Ms. Warren shared the proposed list of Election Monitoring Committee members (ATTACHMENT D). **Dr. Pierce** motioned to appoint Louis Barbier, Charlotte Cook, Pat Gilreath, Anita M Long, Margaret Merritt, and Ginny Thomas to the 2026 OMCA Election Monitoring Committee. **Mr. Fried** seconded, and the motion passed (5-0-0).

CCR Report

Ms. Emery reported that no draft budget had been sent for the November 13 CA board meeting. There would be a presentation on the proposed new downtown Columbia library at the meeting.

Ms. Emery gave an update on the New Town Taskforce. The next meeting of the taskforce would be November 18.

Village Manager Report

Ms. Warren shared her report on village operations (ATTACHMENT E).

Bulletin Board

Mr. McCormack suggested putting the New Town zoning issue on a near-future board meeting agenda.

Mr. Edelson thanked village staff for the new resident/volunteer dinner.

Dr. Pierce said he had attended a recent meeting on the South Entrance Trail (formerly Downtown Columbia to Stevens Forest Road Pathway). The plan for the trail included improvements to the Stevens Forest Road/Broken Land Parkway intersection.

Mr. McCormack motioned to go into closed session at 9:01 p.m. for consultation with staff personnel, consultants, attorneys, or other persons in connection with pending or potential litigation. **Mr. Fried** seconded, and the motion passed (5-0-0).

The Board came out of closed session at 9:06 p.m. **Mr. Edelson** announced that the Board had voted to remove the flag from an OMCA/CA charge account.

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

Respectfully submitted: Amy Carpenter, Administrative Assistant



Oakland Mills Board of Directors Meeting Agenda

Board Members: Jonathan Edelson, Chair, Bill McCormack Jr, Vice-Chair; Andrew Mark Fried, Architecture Chair, Paulette Pettiford-Thomas, Daniel Pierce; **Columbia Council Representative:** Karin Emery

Tuesday, November 25, 2025

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):**

Join Zoom Meeting

<https://us02web.zoom.us/j/85496349120>

Meeting ID: 854 9634 9120

One tap mobile

+13017158592,,85496349120# US (Washington DC)

+13052241968,,85496349120# US

Oakland Mills Board of Directors

7:00 p.m.

Opening of Meeting (5 min)

- Approve Minutes from November 11, 2025 Board Meeting
- Approve Agenda for November 25, 2025 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.

7:15 p.m.

NEW BUSINESS

- **CA Liaison Update, (10 min)**
- **New Town Zoning, (20 min)**

Marty Oltmanns, CP&S Projects Liaison

7:45 p.m.

OLD BUSINESS

- **HCPSS Capital Budget, Discussion (20 min)**
- **2026 Election Guidelines Draft, 2026 Election Calendars, Discussion, Vote (20 min)**

8:25 p.m.	Board Chair Report (10 min)	Jonathan Edelson, Chair
8:35 p.m.	Columbia Council Rep Report (10 min)	Karin Emery, CA Rep
8:45 p.m.	Village Manager Report (10 min)	Brigitta Warren, Village Manager
8:55 p.m.	Committee Reports (30 min)	
	• Architecture , (5 min)	Andrew Fried, Chair
	• Education (5 min)	Jonathan Edelson, Chair
	• Housing (5 min)	Bill McCormack Jr, Chair
	• Open Space (5 min)	Bill McCormack Jr, Chair
	• Public Space (5 min)	Daniel Pierce, Chair
	• Tenant (5 min)	Paulette Pettiford-Thomas
9:25 p.m.	Board Bulletin Board	
9:30 pm.	Adjourn	
Upcoming Events		
	Breakfast with Santa	Saturday, December 6 th , 9am and 9:45am
	Jazz in the Mills Holiday Extravaganza featuring Lenny Robinson and the Jazz All-Stars	Sunday, December 7 th , 5pm to 8:30 pm
	Gingerbread House Decorating	Wednesday, December 10 th , 6:30 pm

Oakland Mills Team Member Liaison

EXCITING WAYS WE ARE SERVING OUR COMMUNITY

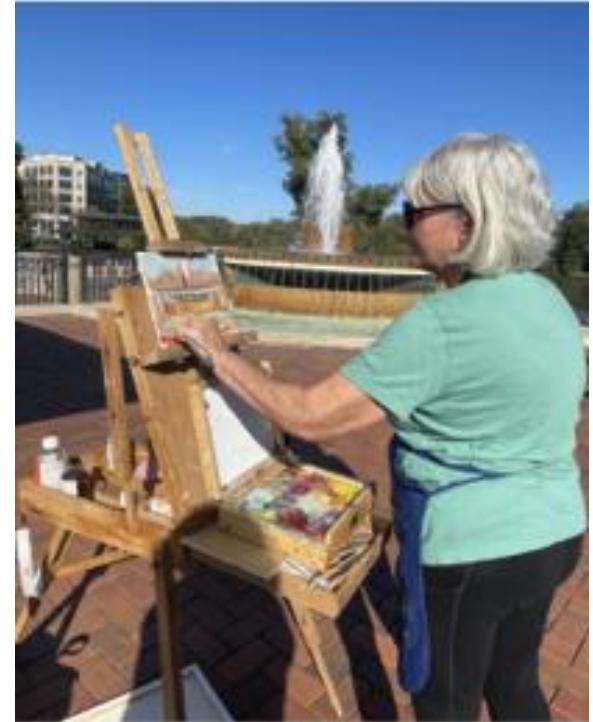
Program Highlights:

- Pictured here, to stay at the forefront of fitness innovation, members of the Racquet Sports and Fitness teams completed two days of training and certification in Cardio Tennis and TRX/Cardio Tennis on October 3 and 4. These cutting-edge programs will soon be introduced to the community, offering dynamic new ways to stay active and connected.



Program Highlights:

- Pictured here, Columbia Art Center hosted the 2025 Color Columbia Plein Air event on October 18 with 51 artists participating. They painted at both Lake Kittamaqundi and Wilde Lake. The artworks were then exhibited in the Columbia Art Center Galleries from October 22 to November 1.
- Lake Elkhorn is the new location for Walk with a Doc, and on October 18, Dr. Layug shared the importance of walking and the connection to tendon strength, specifically the Achilles tendon. This group meets every 3rd Saturday at Lake Elkhorn – see you there next month!



Construction Highlights:

- Dredging of Lake Kittamaqundi is underway. As of October 30, 2025, over 6,000 yards of sediment have been removed.





Construction Highlights:

- The Open Space team will be shifting into Fall maintenance this month. This work involves removing leaves from pathways, play areas, and facilities every week. They are also transitioning into winter equipment inspections and maintenance. Crews will inspect their winter equipment, including plows, spreaders, and other necessary items, to prepare for the upcoming winter season. You may see our trucks out this month on dry test runs and route preparedness.



Construction Highlights:

- Construction and Facilities Management is working on projects at Oakland Manor, which will see the completion of an exterior shed replacement, installation of a new walkway between Bishop's Garden and the rear patio, and a flooring replacement in two rooms
- The Land Administration team is working collaboratively across departments to digitize CA's response efforts to winter weather through a GIS-based solution showing snow removal activities. This initiative will enhance operational insight for management and increase transparency for the community during winter service activities.
- Capital Improvements will replace and upgrade the play area (LR03) and (LR04) in Long Reach in accordance with the cluster play area policy.

Organizational Highlights:

- Columbia Association celebrated the groundbreaking of our new permanent Columbia Association Lakefront Bandshell on October 7. This project would not be possible without the support of the Howard County Delegation of the Maryland State Assembly, which granted CA a \$750,000 grant to fund this important capital project.



Organizational Highlights:

- The Sustainability team received 45 plant orders from the community for Weed Warrior/Adopt-A-Spot events, Village events, and community outreach events, resulting in over 2000 native perennials and 450 trees planted by the community in Columbia this Fall alone.
- Columbia Association is pleased to partner with Howard County Veterans and other community partners for the Howard County Veterans Day Parade & Celebration on November 9 at the Columbia Association Lakefront.
- On November 14th and 16th, the Sustainability team will be planting over 600 native trees, shrubs, and perennials in Oakland Mills in partnership with local schools, the Oakland Mills Village, and the Oakland Mills Interfaith Center.

CA Points of Pride:

- Paul Pfister is retiring at the end of this month. Paul has been with CA for 45 years as a part-time personal trainer. He has made excellent connections and helped hundreds of members on their wellness journey.



CA Points of Pride:

- CA's spooky spirit was on full display this October. Thanks to a fantastic cross-department team effort, we brought the community together for festive fun with the Hobbit's Glen Haunted Trail, Trunk or Treat at the SportsPark, and Midnight Mini Golf.



CA Points of Pride:

- Columbia Art Center is honored to be presenting “Art from the Soldier”, on view from November 6 – November 26 in both galleries. This powerful exhibit will feature artwork by 11 local veterans, curated by local artist Pamela Wilde. Also featured will be “Boots on the Ground”, a moving collection of paintings that features military boots to symbolize the physical and emotional toll on the patriots who courageously stepped into them to serve our country. A community reception for both exhibits will be held on November 8 from 1–3 PM. This reception is free and open to the public.
- Following the magnitude 2.5 earthquake near Hopewell Park, Capital Improvements conducted inspections of all bridges, play areas, pathways, and play courts to assess potential impacts and ensure the safety of the surrounding community.

CA Events:



CA Events:



CA Events:

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HOLIDAY EXHIBITION

CA Events:

LONG REACH TENNIS CLUB

Holiday
ACADEMY



Oakland
Mills

Carrie Anne:



Questions?:





Email Update on OMHS Renovations/HCPSS Capital Budget*Jonathan Edelson*

11/25/2025

Almost all my focus has been on the Oakland Mills High School renovation situation. WJZ, WBAL, The Banner, and The Sun have all reported on it. At least one member of the BOE has publicly stated regret over the reversal and seems to be pushing for another vote. There is still an opportunity in January to do just that and the Built to Learn funds would not be at risk.

There will be a town hall at The Other Barn at 7:30 next Thursday, the 4th. I'm lining up speakers and we've invited our county and state level representatives from Districts 2 and 3 and Districts 12 and 13, respectively. One of the more vocal opponents of the OM renovation, Lifeng Chen, is going on an SGA led tour of the building on December 3.

I am also signed up for public forum at the BOE meeting on December 4 at 7. I plan on doing that from The Other Barn before the town hall starts. This is not testimony - public forum is like our resident speak out - you can speak for 3 minutes on any topic before they get into the agenda of the meeting, but the BOE limits public forum to 5 speakers at each meeting. We think OMHS teachers got all the slots for the 4:00 meeting that day. We're seeing whether we can find out who else got the other 4 slots for the 7:00. The meeting that night is on the school calendar, so the formal testimony will be on that subject after the public forum.

For the upcoming County Executive's budget hearing, I recommend we revise what we sent as our priorities. Unless the BOE changes course, we cannot ask him to fund what they are not requesting. Instead, I recommend we stick with the rest of our request and when it comes to OMHS, revise to ask him to look carefully at the incomplete methodology for ranking capital needs and the rushed plan B before signing off on the current budget request.

**OAKLAND MILLS COMMUNITY ASSOCIATION, INC.
ELECTION GUIDELINES AND REGULATIONS**

Village Elections are officially guided by Article VIII, Section 8 of the By-laws. In addition, tradition, experience, and press deadlines contribute to the effective administration of an annual election. These rules and regulations draw from the By-Laws and past elections to serve as guidelines for the Village Board, the staff, and the Election Monitor Committee before, during, and after the village elections. The procedures are described according to the timeline of the election activities.

The Board of Directors of the Oakland Mills Community Association (OMCA) affirms their great appreciation for and confidence in the Oakland Mills Election Monitoring Committee (EMC). The OMCA Board confirms that Oakland Mills continues to adhere rigorously to fair election standards and established guidelines. These guidelines are finalized by the EMC and approved by the OMCA Board prior to each year's OMCA election day. After finalization, the guidelines for that election day cannot be altered or amended.

At its discretion and based on village, county, state, or federal circumstances, the Oakland Mills Board of Directors may decide that village elections will be held remotely (partially or fully). This would include the authority to provide for online voting and mail-in ballots, cancel on-site voting and on-site ballot counting, and cancel on-site election events.

All questions regarding the elections should be directed to the Election Monitor Committee Chair(s).

GOALS

The following major goals have been identified in administering village elections:

1. The election should be fair and be perceived as fair by the establishment of clear procedures.
2. The election procedures should encourage potential candidates to run in the election and encourage people to vote.
3. Elections should be efficient and run at a reasonable cost.

Non-Contested Election

In 2016 the Members of the Association passed a by-law amendment stating that if the number of candidates for the Board of Directors was equal to or less than the number of open seats, those candidates who submitted a valid candidate application and met other criteria required for holding a seat on the Board of Directors would be deemed elected with the one-year term of office beginning May 1. The members also passed a by-law amendment stating that if the number of candidates for the Columbia Council Representative seat was equal to or less than one candidate, that candidate who submitted a valid candidate application and met other criteria required for holding the Oakland Mills seat on the Columbia Council would be deemed elected, with the one-year term of office beginning May 1.

If both races are non-contested, there will be no election held. An election will be held if either or both races are contested.

"ELECTION ADMINISTRATIVE RULES AND REGULATIONS"

I. BEFORE ELECTION

A. Selection of Election Monitor Committee and Chair

1. Appointment by Village Board
 - a. The Village Board is responsible for appointing the Election Monitor Committee by Jan. 31. The Committee will number at least 5 people.
 - b. The Chair(s) of the Election Monitor Committee is appointed by the Village Board.
2. Duties and responsibilities of Election Chair(s) and Committee
 - a. The chair(s) must be completely familiar with the rules and regulations of the election. The chair works very closely with the Village Manager to ensure that the By-Law requirements are met and that all duties are performed. However, it is the chair's ultimate responsibility to the Oakland Mills Village Board that the election conforms to the By-Laws and that all deadlines as required by the By-Laws are met.
 - b. The chair(s) or chair's designee is responsible for explaining the rules and procedures of the election to all candidates. Candidate packets are prepared by village staff and made available to candidates.
 - c. The committee coordinates Candidates' Night/Candidates' Forum, and the chair or chair's designee(s) traditionally serves as moderator.
 - d. The committee is responsible for training poll workers. It is particularly important that all poll workers clearly understand how to determine voting eligibility, how to read the voters lists, and how to handle special problems.
 - e. The Village Manager, chair(s), or chair's designee prepares all material needed for counting ballots. The chair(s) or chair's designee is responsible for validating or not validating all "irregular" ballots received.
 - f. The chair(s) or chair's designee acts as spokesperson for the Committee and, after the election, is responsible for compiling final election results, handling challenges to the election, and submitting an election report to the Village Board.
3. Personal qualities of Election Chair(s)
 - a. With the duties and responsibilities of this position also comes the need to handle pressure and, sometimes, confrontations with people who have personal investments in the election results. The chair's style of dealing fairly and authoritatively with candidates and volunteers is critical for a fair election.
 - b. It is preferable that the chair(s) have previously worked on the Election Monitor Committee.

B. Schedule for Election

1. Setting Election Day

The Village Manager is responsible for setting the date of the election with other Village Managers so that elections are held simultaneously throughout Columbia. Election Day will be Saturday **April 26, 2026**.

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2. Setting election schedule

- a. The Village Manager prepares an election timetable based on the By-Law requirements after the Election Day is established. Important dates are outlined below:
 - April: required month for village elections
 - By Jan 31: appointment of Election Monitor Committee and the election chair

- 45 or more days prior to election: begin accepting candidate applications
- 45 or more days prior to election: eligibility date for members in good standing
- 30 or more days prior to election: finish accepting candidate applications; deadline date for candidates' statements established by EMC
- Within 10 days of the deadline for receipt of candidate statements, publish candidate statements online and post at The Other Barn.
- All Online voting will end at noon on *Friday, April 254, 20256*.
- All mail-in ballots must be postmarked on or before *April 254, 20256* and received by *April 3029, 20256*.
- 5 days after posting of election results: deadline for written challenges to elections
- Within 5 days of receiving a challenge: Election Monitor Committee will meet
- 5 days after election or until disposition of any challenge: chair will hold ballots
- By *May 132, 20265* results: certify election

b. The Village Manager will consider the need for transition time between the election of Village Boards and their taking office on May 1 to allow time for challenges to take place and for the election results to be accepted by the Board.

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C. Candidate Application – In 2021 Members of the Association approved a by-law amendment to **Sections 8.02 and 8.03 of the Oakland Mills Community Association By-Laws**. The By-Law amendment eliminates the requirement for submitting a nomination petition and adds the requirement to submit a candidate application. The candidate can submit only one application, either for the Oakland Mills Board of Directors or for the Columbia Council Representative.

Members of the Association – OMCA Articles of Incorporation, Article EIGHTH (approved by the members of the Association on July 28, 2017):

The Affairs of the corporation shall be managed by at least (5) directors, all of whom shall be members of the Association as of the date of their election and through their entire term. If a director ceases to be a member before that director's term expires, that director's seat shall be considered vacant and the remaining members of the Board of Directors may fill that position pursuant to the procedures provided herein and in the By-Laws.

OMCA By-Law Change, Section 2.03 (approved by members of the Association on April 29, 2017):

Section 2.03 – Change the title to: Election and Removal of Directors

Section 2.03 – Add the following sentence to the end of the paragraph:

If a director is no longer a member of the Association before the expiration of that director's term, the Board of Directors may remove that director from office and appoint a successor.

1. Preparation

Each candidate application shall show the full name and address of the candidate, their signature, and the office they are seeking. A candidate whose name is on a lease must submit a copy of the lease along with their candidate application. This will be kept in confidence and only used to validate the

candidate's address.

2. Validation

A member of the Election Monitor Committee will declare the candidate's application valid when the requirements of section Preparation 1 are met.

The following resolution was passed by the Oakland Mills Board on February 28, 2017 and effective immediately:

To ensure that Oakland Mills residency can be established for candidates for the Oakland Mills Board of Directors and the Oakland Mills Representative to the Columbia Council, the Oakland Mills Election Monitoring Committee will adopt the following criteria to establish the residency of candidates, effective as of the 2017 election cycle:

- The election committee will perform a State Department of Assessments and Taxation (SDAT) online search to confirm candidates claiming property ownership in Oakland Mills.
- If the election committee is unable to confirm ownership, or if the candidate leases property in Oakland Mills:
 - Candidates will present to a member of the committee a valid and current government-issued identification including a driver's license, state identification card, passport, or other state or federal government issued identification displaying the candidate's name, photograph, and home address.
 - Candidates will present to a member of the committee a signed original, current lease or deed with candidate's address, valid dates, and signature(s).
 - Candidates will present to a member of the committee a current (issued within one month of the election filing date) utility bill for services at a fixed address that includes candidate's name and address (e.g., landline telephone, gas, electric, water, cable bill)
 - Address on each of the three documents presented should match to establish residency at that address.

The election committee will develop a process and check sheet to ensure each candidate meets these criteria and will return rather than retain the documentation to the candidate for protection of privacy after two election committee members review the documentation. The election committee will determine whether the candidate for the Columbia Council has Oakland Mills residency and whether the candidates for the Oakland Mills Community Association Board of Directors have Oakland Mills residency, per the OMCA by-laws, and report to the Village Manager and sitting Board of Directors prior to finalization and printing of election ballots.

The following policy was passed by the Oakland Mills Community Association Board on February 25, 2025.

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The Oakland Mills Election Monitoring Committee (EMC) will post candidate names on the village website once certified by the EMC, if asked by an Oakland Mills resident prior to the candidate application submission deadline, a list of residents who have submitted an approved application. This will increase openness and

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transparency in Village Board Elections by letting other potential candidates know who is and who is not in the race. The EMC hopes this transparency will promote more active participation by village residents.

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D. Election Information Packets – Election Information Packets can be viewed and downloaded from the Oakland Mills [website](#) or available at The Other Barn. Email manager@oaklandmills.org to obtain a hard copy of the packet.

1. Preparation and distribution of packets
 - a. The Village Manager and Village Staff are responsible for the preparation of election information packets for candidates.
2. Contents of information packets
 - a. The information packets shall include, for Columbia Council Representative:
 - 1) CA Articles of Incorporation and By-Laws
 - 2) Calendar of Important Columbia Association Board of Director meetings/events
 - 3) All of the following:
 - b. For Village Board:
 - 1) Village Articles of Incorporation and By-Laws
 - 2) Election Guidelines and Regulations
 - 3) Calendar for election
 - 4) Recent copies of the e-newsletter.
 - 5) Other information about the village as prepared by the Village Manager.
 - 6) Association Approved Budget
 - 7) Candidate Application
 - c. The Village Board appoints the members of the Architectural Committee. It has been the practice in Oakland Mills that the Village Board appoints itself as the Architectural Committee. Information regarding Board Member architectural covenant compliance shall be included in the election packet.

E. Candidates' Statements

1. Length - Candidates' official statements must be 150 words or less. All words in excess of 150 will be deleted from the statement. Statements will be published exactly as submitted by the candidate.
2. Publication
 - a. Complete statements are published on the [oaklandmills.org](#) website and in The Other Barn lobby 10 days after the date for candidate statements to be submitted.
 - b. The statements shall be posted on the Oakland Mills website, in the lobby of The Other Barn, and on the front door of The Other Barn.

F. Financial Contribution Disclosure Statement

Candidates for the Oakland Mills Board of Directors and The Oakland Mills Columbia Council Representative will be asked to voluntarily provide "Candidate Financial Contribution Disclosure Statements" for the [20256](#) Oakland Mills Community Association Election.

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Candidates will list the name of the contributor and the amount of contribution received. The disclosure statements are not required [this year](#), but all candidates

are encouraged to submit such statements.

Two simple forms are included in the Candidate Packet, and candidates will be asked, not required, to submit the first form on March 14, 20256 by 5:00 p.m. and the second form on April 14, 20256 by 5:00 p.m. If the forms are not submitted by the 5 p.m. deadline on the above listed dates, the disclosure form will not be posted. The reports, as submitted, will be posted on the Oakland Mills website (oaklandmills.org) through the conclusion of the election.

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G. Volunteers for Election Day

1. Recruiting

- a. The Village Manager is responsible for recruiting workers to staff the polls on election day.
- b. The Election Monitor Committee chair or a member from the committee is responsible for the supervision of poll workers on election days and for answering their questions during election hours.

2. Training

- a. Each poll worker must be specifically trained.
- b. Poll workers should be asked to arrive at least 10 minutes before their shifts begin to review and observe procedures.

H. List of Eligible Voters

1. Acquiring voters list

- a. The Village Manager is responsible for securing a list of eligible voters according to the Village By-Laws.
- b. The list of property owners shall be obtained from the CA assessment office.
- c. The list of apartment tenants shall be a list of apartment dwelling units, not residents of the units, for each apartment complex.

2. Format of list

- a. Two lists of property owners should be available at the polls, one printed out in alphabetical order by owner, one by address. Both are important to validate all possible ballots.
- b. A current list of apartment dwelling units must be available.

I. Online Voting – On November 9, 2021 the Oakland Mills Board of Directors approved the option to **allow online voting** for Oakland Mills village elections. Voter eligibility remains the same, and a voter can choose to vote in advance **EITHER** online or by mail-in ballot, OR vote in person on election day.

Only one form of voting will be accepted: either online, mail-in, or in person. If multiple ballots are received from the same address, NO ballots from that address will be counted.

Oakland Mills will use an outside company to tabulate online voting. All votes are anonymous, whether cast online, mail-in, or in-person. The OMCA election chair(s) will receive from the company that handles online voting a list that shows the address of the property that voted. At the conclusion of online voting, OMCA will also receive a spreadsheet that lists all votes cast. OMCA will not receive any information that

identifies how a particular property voted, as the voting spreadsheet will be anonymized. No one from the company handling Oakland Mills elections will be a member of or affiliated with the Oakland Mills Community Association in any way beyond the provision of online voting services.

J. Regular and Mail-in Ballots

1. Preparation

- a. The Village manager and village staff are responsible for the preparation of all ballots.
- b. The order of candidate names on the ballot is determined by lottery at the time that the candidate applications are verified. Names are "drawn" by an election committee member with either another member or OMCA staff member present, in person or electronically, to verify order drawn. Names will be listed on the ballot according to the order that they were drawn.

2. Mail-in ballots: mail-in ballots are available as provided by the By-Laws.
 - a. **Each ballot will contain an online voting pin specific to the property address.** The code should be used to vote online and can only be used one time. Once the online vote is cast, it cannot be deleted or changed. **If a property casts an online vote and also sends a mail-in ballot and/or votes in-person, no vote will be counted.**
 - b. The ballot will be enclosed in the election mailing and can be used as a mail-in ballot if the voter chooses to vote by mail-in ballot.
 - c. If choosing to vote by mail-in ballot, the ballot should be submitted by mail in the return envelope provided by the village. The Election Committee shall accept mail-in ballots postmarked on or before **April 254, 20256 and received by April 3029, 20256.**
 - d. The return envelope flap of the mail-in ballot shall have space for the sender's Oakland Mills address and a check box indicating that the sender is an owner or lessee. By checking the box, the sender shall attest to the fact that they are a valid property owner or valid lease holder at the address listed on the return envelope flap.
 - e. Oakland Mills has a joint Business Reply Mail account with other Columbia villages. All mail-in ballots are sent to the Wilde Lake Community Association and held securely by the Wilde Lake Village Manager. The Oakland Mills Election Monitor Committee Chair(s) are authorized to obtain Oakland Mills sealed ballots from Wilde Lake and keep the ballots in their possession for validation and counting.

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3. Procedures for validating ballots

- a. Ballots will be validated by the Election Monitor Committee.
- b. Under the authority of the Election Monitor Committee Chair(s), mail-in ballots will be validated only on election day. On election day or during the five days thereafter, all ballots shall be validated and counted.
- c. All mail-in ballots postmarked by **April 254, 20256** will be accepted if received by **April 3029, 20256.**
- d. Should a resident not receive a newsletter/ballot in the mail, he/she may come to The Other Barn to pick one up. The resident may complete the ballot, insert it into provided envelope, seal the envelope, complete the address and signature portion on the outside of the sealed envelope containing the ballot, and drop the sealed envelope with the ballot in the

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locked blue ballot box. The ballots that have been dropped into the blue ballot box will be kept in the locked box until April 265, 20256, election day. Upon completion of all voting at 5 pm on election day, these ballots will be removed and validated by the EMC and counted.

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Please note, residents may only vote online with the ballot/pin number they received in the mail.

K. Campaigning - Candidates' volunteers who serve in any capacity for Oakland Mills Community Association as elected members or as volunteers (with the exception of the members of the Election Monitor Committee) can actively campaign for or against candidates. **This must be done separately from their volunteer roles for the Association.**

Campaign Signs and Campaigning: The Oakland Mills Election Monitor Committee will follow the Howard County Sign Code as it pertains to sign codes and the Oakland Mills Architectural Guidelines.

- Here is a link to the Howard County Sign Code: https://library.municode.com/md/howard_county/codes/code_of_ordinances?nodeId=HOCOCO_TIT3BU_SUBTITLE_5SI
- Here is link to the Oakland Mills Architectural Guidelines: https://oaklandmills.org/wp-content/uploads/2017/09/Guidelines_04-25-17-revision_Final-Approved-Version-FINAL-TO-USE-FOR-WEBSITE.pdf

Additionally, no campaign signs are permitted on Columbia Association property. CA properties in the Oakland Mills village center area are the Ice Rink, The Teen Center, The Other Barn, sidewalk/courtyard in front of and around all facilities, and the parking lot behind Dunkin' where the police office is located. Additionally, it is recommended that candidates contact Klein Enterprises (owners of the Oakland Mills Village Center) for permission to campaign in the village center. Candidates can contact Klein Enterprises property manager. Contact the village manager for Klein's property manager contact information.

Individual store owners should be contacted for any type of campaigning within the stores.

The Oakland Mills Board of Directors has no role in the manner in which candidates choose to campaign.

II. DURING THE ELECTION

***Please note that if a decision is made to cancel or alter on-site voting, some of the provisions below will not be applicable and all ballots will be cast online, received by mail, or placed in the secure box affixed the front exterior wall of The Other Barn.**

A. Voting Time and Place

1. Location

Voting takes place at The Other Barn, 5851 Robert Oliver Place, Columbia, and possible other locations at the discretion of the EMC.

2. Hours for polls to be open:

In order to encourage voter turnout, polls *may* be open Friday hours as well as Saturday hours. **Voting in 20242026 will take place at The Other Barn on Saturday, April 265, 2026 only from 8:30 a.m. – 5:00 p.m.**

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3. Visibility and location of polling sites

- a. Voting tables should be in a clear, obvious place, not obstructed by other special events or displays.
- b. People setting up poll sites should be aware of the electioneering boundaries.

B. Who Can Vote

1. Owners of property in Oakland Mills and tenants with a lease on property in Oakland Mills
 - a. If a property is jointly owned, the voting right is jointly held, so only one vote may be cast.
 - b. If a "fee simple" lot, condominium or cooperative unit is leased to a tenant, the tenant is also entitled to cast one vote per unit.
2. Eligibility and identification
 - a. A member who has resided in Oakland Mills at least 45 days prior to the election is eligible to vote. The actual date is set by the Election Monitor Committee.
 - b. For on-site voting only: A member will be considered eligible to vote if they can present identification showing that they rent and/or own at an address subject to Columbia Association assessment within Oakland Mills Village. On-site voters who do not have identification with them will be asked to sign a form providing their name and address and attest to the fact that they are an Oakland Mills property owner or valid leaseholder.
 - c. For mail-in voting only: The mail-in ballot envelope flap shall have space to attest to voter eligibility.
 - d. The election mailer shall include voter eligibility and identification requirements.

C. Voters Lists and Procedures for Validating Ballots at the Polls

Online voting will close at NOON on **April 254, 2026**. Prior to the opening of polls on **April 265, 2026** at 8:30 a.m., the Election Committee will receive from the company a list of all properties that voted online. **Only one form of voting will be accepted. If a property submits multiple ballots, whether online, by mail, or in person, NO ballots will be counted for that property.**

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1. Voters lists

- a. There should be at least two poll workers and poll workers will determine the best method to efficiently verify voter information utilizing voter lists and apartment dwelling lists.

2. Validation of property owners

- a. After showing suitable ID, property owners whose names are on the voters list will be checked off by the poll worker. A ballot will then be issued to them. (See 2b above for those who do not have ID.)
- b. After showing suitable identification, property owners **whose names are not on the voter lists** will place their ballots in a cover envelope with their name and address on the outside, and the ballot, in the envelope, will be placed in the ballot box.
- c. After showing suitable ID, an apartment tenant will be checked off the apartment

unit at the appropriate address. Apartment tenants will also be asked if they have lived at the address for at least 45 days. (See 2b above for those who do not have ID.)

D. Electioneering

1. Electioneering boundaries

- a. There shall be no electioneering within the area established annually by the Election Monitor Committee. Boundaries established for 20256 are:
 - **No electioneering may take place** inside The Other Barn or inside the courtyard or on the sidewalk area directly in front of, on the side, or behind The Other Barn (except as outlined below) or the parking lot on the side of The Other Barn or the parking lot in the rear of The Other Barn.
 - **Electioneering may take place** in front of and behind the CA Youth & Teen Center and on the sidewalk in front of the Courtyard up to the end of the Courtyard fence where the sidewalk leads to the handicap door of The Other Barn and the same area behind the Courtyard. **Electioneering may also take place** to the left of The Other Barn (when looking at the building from the street) on the section of the sidewalk abutting Robert Oliver Place and in front of the grass area.
 - Candidates may not stand under the canopy in front of The Other Barn entrance doors.
 - Candidates and their supporters must adhere to all electioneering boundaries.
 - No electioneering means that no canvassing, electioneering, campaigning, or posting of any campaign material is permitted within the zone. "Posting of any campaign material" includes wearing any article of clothing, hat, sticker, or button that indicates support of or opposition to any candidate, question, or political party.

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However, electioneering does not apply to a voter going to vote in his or her polling place. A person on his or her way to vote may wear campaign paraphernalia or carry, but not distribute, campaign literature. He/she must leave the voting zone promptly after voting.

- b. Poll workers should take care to remove any electioneering hand-outs from the voting tables and from anywhere else in The Other Barn

2. Violations

- a. The Election Monitor Committee chair(s) or their designee is responsible for warning candidates and their representatives if they electioneer within the electioneering boundary.
- b. If a serious problem results, the Election Monitor Committee should document the violations in writing and may recommend that the Village Board invalidate the election.

III. AFTER THE ELECTION

Election results shall be provided to the community on or after **April 30²⁹, 202⁵⁶**, which is the deadline for receiving mail-in ballots.

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A. Vote Count

1. Setting up for the vote count
 - a. Members of the Election Monitor Committee and assigned helpers shall count the in-person ballots. The chair is responsible for the smooth processing and counting of the ballots.
 - b. The vote count shall be held in a room separate from post-election socializing.
 - c. Candidates (and/or their representatives) are permitted to be present in the counting room, but they may not verbally question the counting or any other election procedures. If they have any objections to the procedures, they must submit a written challenge. **If the election vote counting is held remotely, there will be no option to observe vote counting.**

2. Preparation and validation of ballots

- a. All ballots will first be scanned to ensure none has more than 7 votes cast for Village Board slots and no more than 1 vote cast for Columbia Council Representative. If part of the ballot is invalid, only the invalid section will not be used in the count.
- b. The Election Monitor Chair will then determine the validity of the ballots that were cast by voters who were not on the voter list. (Ballots were placed in sealed envelopes.)
3. Counting the ballots
 - a. The ballots are divided into piles of up to 40 ballots, and each pile of ballots is assigned to two counters.
 - b. Each counter records ballots on a counting grid. The grid shall be numbered vertically from 1 to 40 and have candidates' names across the top. Each ballot shall be assigned a separate line.
 - c. Each counter counts one pile of 40 ballots on a separate grid. The two grids are totaled and compared for accuracy. If a discrepancy exists, the pile of 40 ballots shall be recounted until the discrepancy is resolved.
4. Official election results - Official election results shall be released by the Election Monitor Committee Chair(s) after all mail-in ballots received by the deadline are counted.
5. Challenge procedure
 - a. Challenges must be in writing or sent by email and submitted to the Election Monitor Committee chair within 5 calendar days after the release of the election results. After receiving a challenge, the committee shall meet within 5 days for discussion on the challenge and, if necessary, to make any recommendations to the Village Board.
 - b. The committee is not required to consider any challenges, unless they could affect the results of the election, until after the election is certified. The committee should then evaluate the election procedures and the complaint and make recommendations in the final report of the election.
6. Certification of results
 - a. The Village Board shall certify, or invalidate, the election after reviewing the election report submitted by the Election Monitor Committee.
 - b. The committee must submit its report by **Tuesday, May 1³², 202⁵⁶**.

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2026 Oakland Mills ELECTION CALENDAR

This calendar is based on a **contested race** for either OM Board or Columbia Council Rep. (CCR)

Tues. Nov. 11 Election Committee members appointed

Tues. Nov 25 2026 Election Guidelines approved by the Oakland Mills Board

Tues. Feb. 10 9:00 a.m. **“Candidate Packets” available online, and, if requested, a hard copy may be obtained by sending an email to manager@oaklandmills.org.**

TBA 5:00 p.m. **Columbia Association Candidate Info Night (Virtual)** (for those running for CA Board).

Wed. Feb. 18 6:30 p.m. **Information Session on Serving on OM Board/CCR. (@The Other Barn)** Learn more about serving on the Oakland Mills Board or as a Columbia Council Representative.

Fri. March 6 4:00 p.m. **“Candidate Application” due.**
Candidate Application can be submitted on or before March 6th at 4:00 p.m. by email to manager@oaklandmills.org. Staff member will be at The Other Barn on March 6th until 4:00 p.m. for those who would like to hand deliver the candidate application.
Drawing of names to determine placement order on the election ballot

Mon. March 9 **Candidate Statements due - statements must be sent by email to both manager@oaklandmills.org and office@oaklandmills.org.** Statements are expected from all candidates, regardless of whether the election is contested or non-contested.

Fri. March 13 **First Financial Contribution Disclosure Statement due**

April 1 – April 25 Oakland Mills Covenant Advisor will inspect each Board candidate’s property and issue either a Letter of Covenant Compliance or a Letter of Non-Compliance. (Refer to By-Laws and Covenant Compliance Policy in the Board Candidate Packet.)

Late March/ Early April **Election Newsletter w/Ballot to be mailed to every OM property, single family home, townhome, condo, and apartment. Online voting opens once residents receive newsletter with ballot/pin number.**

Tues. April 7 7:00 p.m. to 8:30 p.m. **Election Forum – Hybrid Forum (virtual and in-person).** Link for Forum:

Fri. April 10 **Second Financial Contribution Disclosure Statement Due**

Sat. April 25 8:30 a.m. to 5:00 p.m. **Voting at The Other Barn***
***Members of the association who are eligible to vote have the option of voting one of three ways: online (details to be included in election mailing), by absentee ballot, or in person on election day at The Other Barn.**
All ballots postmarked on or before April 24, 2026, and received by April 29, 2026 will be counted. Online voting will end on April 24, 2026 at noon.

May 1, 2026 **2026-2027 Board and CCR Term Begins**

2026 Oakland Mills ELECTION CALENDAR

This calendar is based a non-contested Election for BOTH OM Board and Columbia Council Representative (CCR).

Tues. Nov. 11	Election Committee members appointed
Tues. Nov 25	2026 Election Guidelines approved by the Oakland Mills Board
Tues. Feb. 10	9:00 a.m. “Candidate Packets” available online. and, if requested, a hard copy may be obtained by sending an email to manager@oaklandmills.org.
TBA	5:00 p.m. Columbia Association Candidate Info Night (Virtual) (for those running for CA Board).
Wed. Feb. 18	6:30 p.m. Information Session on Serving on OM Board/CCR. (@The Other Barn) Learn more about serving on the Oakland Mills Board or as a Columbia Council Representative.
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Mon. March 9	Candidate Statements due - statements must be sent by email to both manager@oaklandmills.org and office@oaklandmills.org. Statements are expected from all candidates, regardless of whether the election is contested or non-contested.
April 1 – April 25	Oakland Mills Covenant Advisor will inspect each Board candidate’s property and issue either a Letter of Covenant Compliance or a Letter of Non-Compliance. (Refer to By-Laws and Covenant Compliance Policy in the Board Candidate Packet.)
Tues., April 21	OMCA Board confirms appointment of candidates as Board members and CCR for the 2026-2027 Board Term.
May 1, 2026	2026-2027 Board and CCR Term Begins

Manager's Report
Oakland Mills Community Association
November 25, 2025

Elections 2026

- Met with the Election Monitoring Committee on Friday and went over Election guidelines, calendars and other items related to the election. Ginny has volunteered to be Chair of the committee.

Events Update

- Lively Arts for Little Ones performance was held on Friday, November 21st and featured Mr. Jon and Friends. We had approximately 50 attendees.
- OMCA will be hosting a Town Hall meeting on Thursday, December 4th at The Other Barn at 7:30 pm to talk about OMHS renovations and next steps. Local and state officials have been invited.
- Breakfast Snacks with Santa is coming up on Saturday, December 6th. Tickets are still on sale on Eventbrite and must be purchased in advance.
- Tickets for the Gingerbread House Decorating event are **sold out**.
- Jazz in the Mills Holiday Extravaganza will be held on Sunday, December 7th at 5 pm. Tickets are \$80 and are still available on Eventbrite and at The Other Barn. Ticket purchase includes performance and a buffet dinner with a new caterer.

OMHS School Renovations

- OMCA will be hosting a Town Hall meeting on Thursday, December 4th at The Other Barn at 7:30 pm to talk about OMHS renovations and next steps. Local and state officials have been invited.

Tree Planting

- I along with many community members participated in the tree planting behind Stevens Forest on November 14th and 16th. It will be exciting to watch the tree forest grow.

Misc.

- Thank you to all who donated to the OMHS food pantry. They will be having another food pantry in December and are looking again for donations. If residents would like to donate, please bring your items to The Other Barn during regular business hours.
- Oakland Mills Community Association offices at The Other Barn will be closed beginning at 1 pm on Wednesday, 11/26, and will reopen at 9 am on Monday, December 1st.