



**oakland mills**  
we value connections

# 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

**February 10, 2026**

### OMCA REGULAR BOARD MEETING

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

**Mr. Edelson** called the regular meeting of the OMCA Board of Directors to order at 7:08 p.m.

**Present:** Jonathan Edelson, Board Chair; Bill McCormack Jr., Vice Chair; Andrew Mark Fried, AC Chair; Paulette Pettiford-Thomas; Karin Emery, Columbia Council Representative; Brigitta Warren, Village Manager.

**Absent:** Dr. Daniel Pierce

**Quorum Present:** Yes

**Also Present:** Columbia Association Capital Projects Operations Manager Steve Boswell; CA Capital Improvements Program Manager Jason Heath; CA Landscape Design Architect Tim Prague; see resident list.

### Opening of Meeting

- **Mr. Fried** motioned to approve the January 27, 2026 OMCA Board Meeting minutes (ATTACHMENT A). **Mr. McCormack** seconded, and the motion passed (4-0-0).
- **Mr. Fried** motioned to approve the February 10, 2026 Board Meeting agenda (ATTACHMENT B). **Mr. McCormack** seconded, and the motion passed (4-0-0).

### Resident Remarks

Resident Alex Hekimian spoke about CA's proposed funding to design the conversion of a CA pool to a splash pad. Resident and Howard County District 2 councilmember candidate Arinze Ifekauche also spoke about the splash pad issue, as well as OMHS renovations and the HCPSS capital budget.

### New Business

#### **CA Presentation on OM Cluster Play Areas**

CA Capital Improvements Program Manager Jason Heath presented proposed play area changes for OM12 (Camelback Lane), OM13 (Gatsby Green), and OM 14 (Offshore Green) (ATTACHMENT C). The proposal included a sensory dome for OM12, a sway bench for OM13 (current environmental and safety regulations prohibit building a new play area), and upgraded equipment for an expanded age range of 2–12-year-olds at OM14. The next step is a 30-day public comment period, with follow-up presentation at the March 10 OMCA Board meeting.

### Old Business

### ***OMHS Renovations/HCPSS Capital Budget Testimony***

**Mr. Edelson** presented the draft OMHS Renovations/HCPSS Capital Budget testimony (ATTACHMENT D), which he would be presenting at the February 12, 2026 Board of Education meeting. The Board agreed that he could present the testimony.

### ***CA Splash Pad Conversion Letter***

The Board discussed the CA Splash Pad Conversion Letter (ATTACHMENT E). **Ms. Emery** read from a letter CA founder James (Jim) Rouse wrote to former CA President/CEO Pat Kennedy in 1993 about pools (ATTACHMENT F). In the letter, Mr. Rouse reiterated that pools were intended for neighborhood community use and that decisions about them should not be made by market analysis but by the neighborhood itself. **Ms. Warren** would send the splash pad letter to the Board for review. **Mr. McCormack** asked that Mr. Rouse's letter be attached to the splash pad letter.

### **Board Chair Report**

**Mr. Edelson** discussed snow removal after the snow/ice storm in January. At the time of the Board meeting, snowplow piles still had not been removed from crosswalks near schools, and there were other issues with snowplow piles still encroaching on lanes and merges. The Board discussed ways neighbors could help each other clear their walkways and driveways after storms. Ideas included establishing a use-at-your-own-risk forum for neighbors to communicate needs and bringing back street captains.

### **CCR Report**

**Ms. Emery** reported that CA would be voting on the budget at its February 12 board meeting. The next New Town Task Force meeting would be on February 17.

### **Village Manager Report**

**Ms. Warren** shared the Village Funding Letter (ATTACHMENT G). The numbers for the allocation had not yet been changed in the CA draft budget after the villages submitted their request. **Ms. Warren** said an increase was needed mainly due to exorbitant utility bill charges. The allocation committee was asking for an additional \$300,000 from CA to cover rising utility costs. That amount would be divided equally among the villages. **Mr. Edelson** disagreed with that division, saying villages that had larger facilities should have a larger share. **Ms. Warren** said the equal division had been agreed upon to avoid confusion and compensate for lack of time. The Board discussed other issues with the letter. **Ms. Warren** said she would get back to the Board after the village managers' meeting the next day.

**Ms. Warren** shared her Village Manager's Report (ATTACHMENT H).

**Mr. Edelson** adjourned the regular OMCA Board meeting at 9:00 p.m.

Respectfully submitted: Amy Carpenter, Administrative Assistant



# Oakland Mills Community Association

## Village Board Meeting Minutes

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**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

**January 27, 2026**

### OMCA REGULAR BOARD MEETING

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

**Mr. Edelson** called the regular meeting of the OMCA Board of Directors to order at 7:06 p.m.

**Present:** Jonathan Edelson, Board Chair; Andrew Mark Fried, AC Chair; Dr. Daniel Pierce; Paulette Pettiford-Thomas; Karin Emery, Columbia Council Representative (arrived 8:05 p.m.); Brigitta Warren, Village Manager; Amy Carpenter, Events & Administrative Coordinator.

**Absent:** Bill McCormack

**Quorum Present:** Yes

**Also Present:** Columbia Association Community Programs & Services Projects Liaison Marty Oltmanns; Howard County Council District 2 Aide Ashley Alston; Howard County Executive's Office Community Outreach Coordinator Vikki Garcia; see resident list.

### Opening of Meeting

- **Mr. Fried** motioned to approve the January 13, 2026 OMCA Board Meeting minutes (ATTACHMENT A). **Dr. Pierce** seconded, and the motion passed (4-0-0).
- **Mr. Fried** motioned to approve the January 27, 2026 Board Meeting agenda (ATTACHMENT B). **Dr. Pierce** seconded, and the motion passed (4-0-0).

### Resident Remarks

Resident Alex Hekimian spoke about outdoor pools. He urged the Board to be emphatic about not wanting the conversion of the Talbott Springs pool to a splash pad, saying that the pool was the lowest priced of the three pools CA had said suggested for possible conversion. He also asked that CA go back to offering incentives to encourage increased attendance at lesser-used pools.

### New Business

#### *CA Liaison Update*

Columbia Association Community Programs and Services Projects Liaison Marty Oltmanns gave an update on CA operations (ATTACHMENT C).

### Old Business

#### *CA Splash Pad*

**Ms. Warren** reported that she had attended the CA Town Hall on the CA budget. After CA gave its presentation, attendees split into break-out tables. Ms. Warren attended CA Senior Vice President of

Community Programs and Services Dan Burn's table. He answered questions about the conversion of a CA pool into a splash pad. The CA Board would only be approving money for a design study. Also, once a pool was chosen, CA would ask the village if they wanted to have their pool replaced with a splash pad. CA would not proceed without village approval.

**Mr. Edelson** said that the Board should be proactive in sending something to CA even though nothing had been decided yet. The Board agreed to draft a letter.

#### ***Allocation Formula***

**Ms. Warren** shared her Allocation Formula Memo for Consideration (ATTACHMENT D). She reported that the allocation committee had voted on the two options she shared with the Board during the January 13 Board meeting, and the result was a tie. She recommended that the Board support option 1, which would maintain the current payout ratios as defined in the memo, based on the allocation committee's findings. **Mr. Fried** motioned to support option 1, which would maintain the current distribution of the allocation among the villages. **Dr. Pierce** seconded, and the motion passed (4-0-0).

#### **Board Chair Report**

**Mr. Edelson** discussed Pizzaman's search for a new space. He also reported that there had been no change on the status of OMHS renovations in HCPSS's proposed FY27 capital budget. He said that he had signed up to testify at the Board of Education's February 12 meeting and that he would be using similar wording to the testimony he had given at the December 4 BOE meeting.

#### **CCR Report**

**Ms. Emery** recommended reading River Hill Columbia Council Representative Eric Greenburgh's report in the River Hill Newsletter regarding CA pools and play areas.

#### **Village Manager Report**

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

#### **Bulletin Board**

**Dr. Pierce** said he would be participating in the Polar Bear Plunge.

**Ms. Emery** said that the County Executive had sent an email about tenant protection.

**Mr. Edelson** adjourned the regular OMCA Board meeting at 8:24 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, February 10, 2026**

**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/82741864553>

Meeting ID: 827 4186 4553

### One tap mobile

+13052241968,,82741864553# US

+13092053325,,82741864553# US

## Oakland Mills Board of Directors

- |                  |  |   |
|------------------|--|---|
| <b>7:00 p.m.</b> | <p><b>Opening of Meeting (5 min)</b></p> <ul style="list-style-type: none"> <li>• Approve Minutes from January 27, 2026 Board Meeting</li> <li>• Approve Agenda for February 10, 2026 Board Meeting</li> </ul>   | Jonathan Edelson, Board Chair   |
| <b>7:05 p.m.</b> | <p><b>Resident Remarks (3 minutes per resident, 10 minutes)</b><br/>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.</p> |   |
| <b>7:15 p.m.</b> | <p><b>NEW BUSINESS</b></p> <ul style="list-style-type: none"> <li>• <b>CA Presentation of Cluster Play Area Program, (Replacement of the OM-13 Gatsby Green play area and the Refurbishment of the OM-12 Camelback Play Area (30 min)</b></li> </ul>   | Steve Boswell, Operations Manager, Capital Improvements, Community Operations |
| <b>7:45 p.m.</b> | <b>OLD BUSINESS</b>  |   |

- **OMHS Renovations/HCPSS Capital Budget Testimony, Discussion, Vote (15 min)**

**8:00 p.m. Board Chair Report (10 min)** Jonathan Edelson, Chair

**8:10 p.m. Columbia Council Rep Report (10 min)** Karin Emery, CA Rep

**8:20 p.m. Village Manager Report (10 min)** Brigitta Warren, Village Manager

- Operations Update

**8:30 p.m. Board Bulletin Board**

**8:35 p.m. Adjourn**

**Upcoming Events**

Pizza and Game Night

Friday, February 27<sup>th</sup>,  
6:30pm to 8:30 pm

Lively Arts for Little Ones Presents Tony M Music

Friday, March 13<sup>th</sup>, 10:30  
am

Estate Planning Workshop

Wednesday, March 18<sup>th</sup>,  
6:30pm to 8:30pm

Jazz in the Mills Presents Linda Harris Cole

Sunday, March 22<sup>nd</sup>, 5pm  
to 7:30pm



# Oakland Mills Play Area Cluster Program



## Presentation Outline

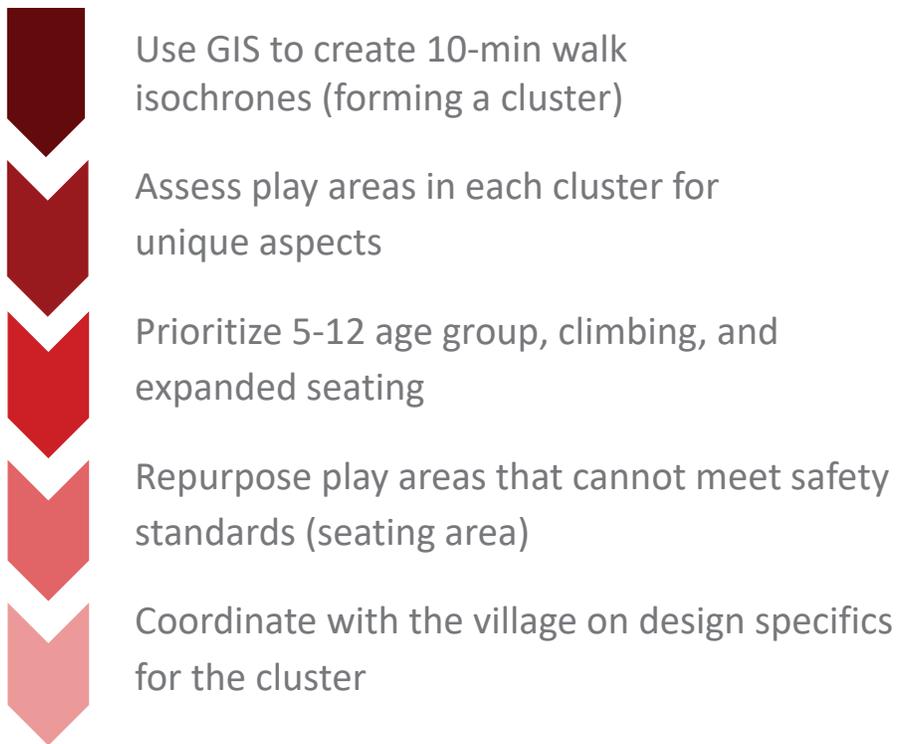
- Brief historical background of the Play Area Cluster Program
- Implementation Flow Chart
- Cluster play area overview
- Isochrone GIS analysis
- Proposed play area improvements

## Historical Background – Cluster Play Area Program

- Meetings with the playground work group began in the summer of 2023 and a Columbia-wide survey was initiated
- Based on the results of the survey and input from the work group, the cluster play area policy was developed
- Columbia Board approved the policy on April 25, 2024

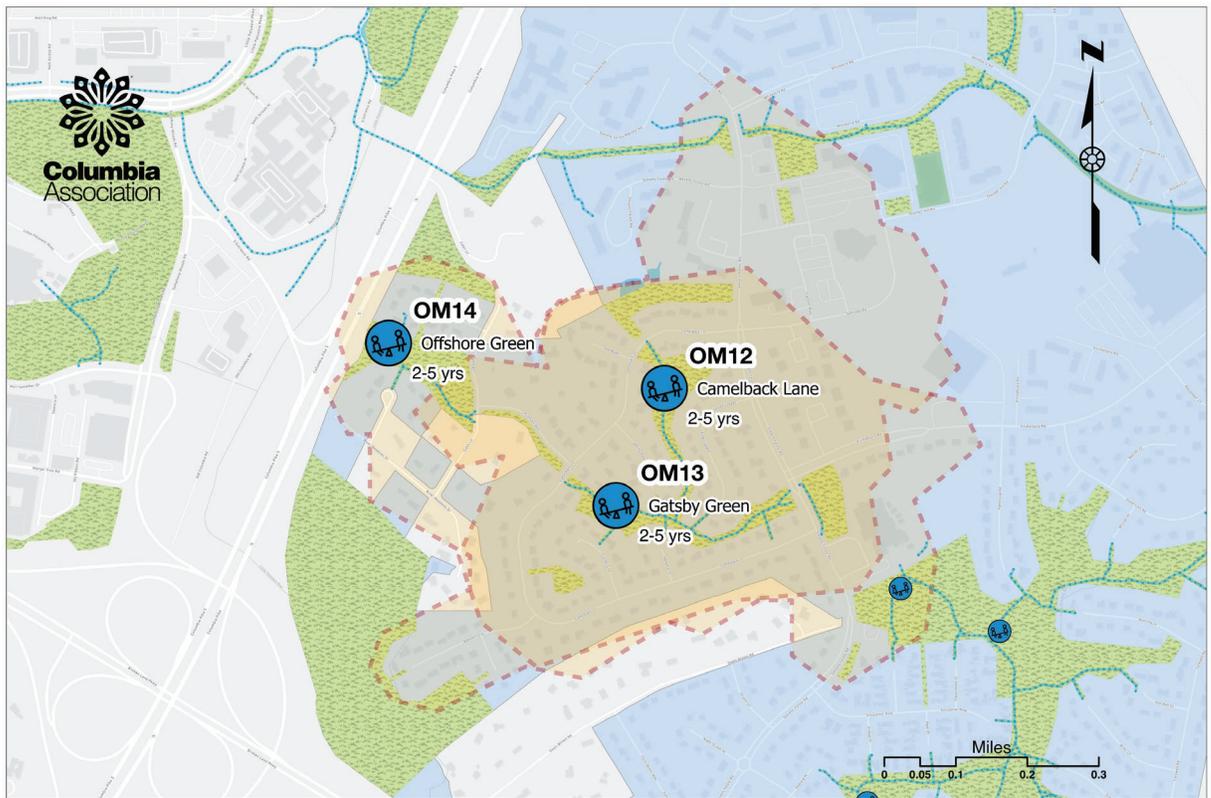
*"It is resolved that the corporation will accept the Cluster Play Area Program Policy as the strategic plan for play areas to serve Columbia for the next 20 years. Any deviation or changes to the guidance document will be sent to the board in an annual play area update. The policy will be reviewed and updated every five years."*

## Program Flow Chart



# Oakland Mills Play Area Cluster

Existing



# Play Cluster Overview

## Existing Cluster – Play Areas



OM 12  
Camelback Lane

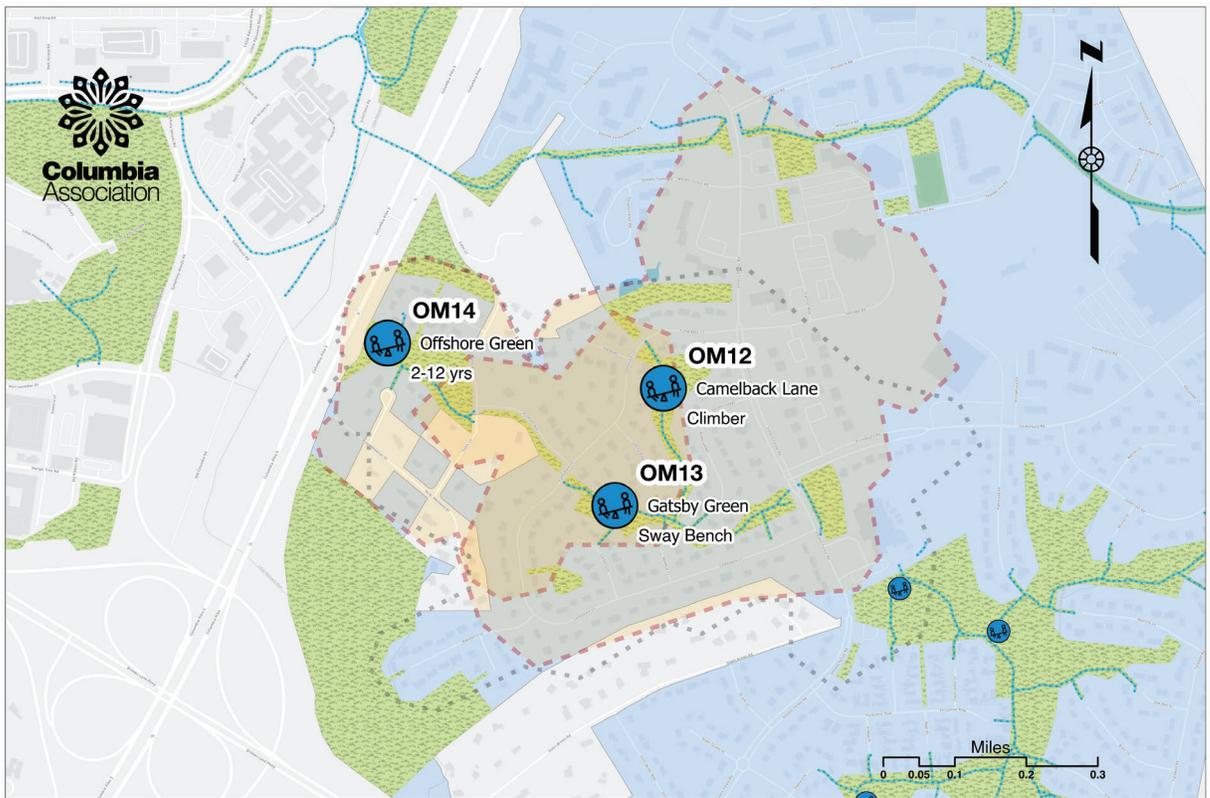


OM 14  
Offshore Green

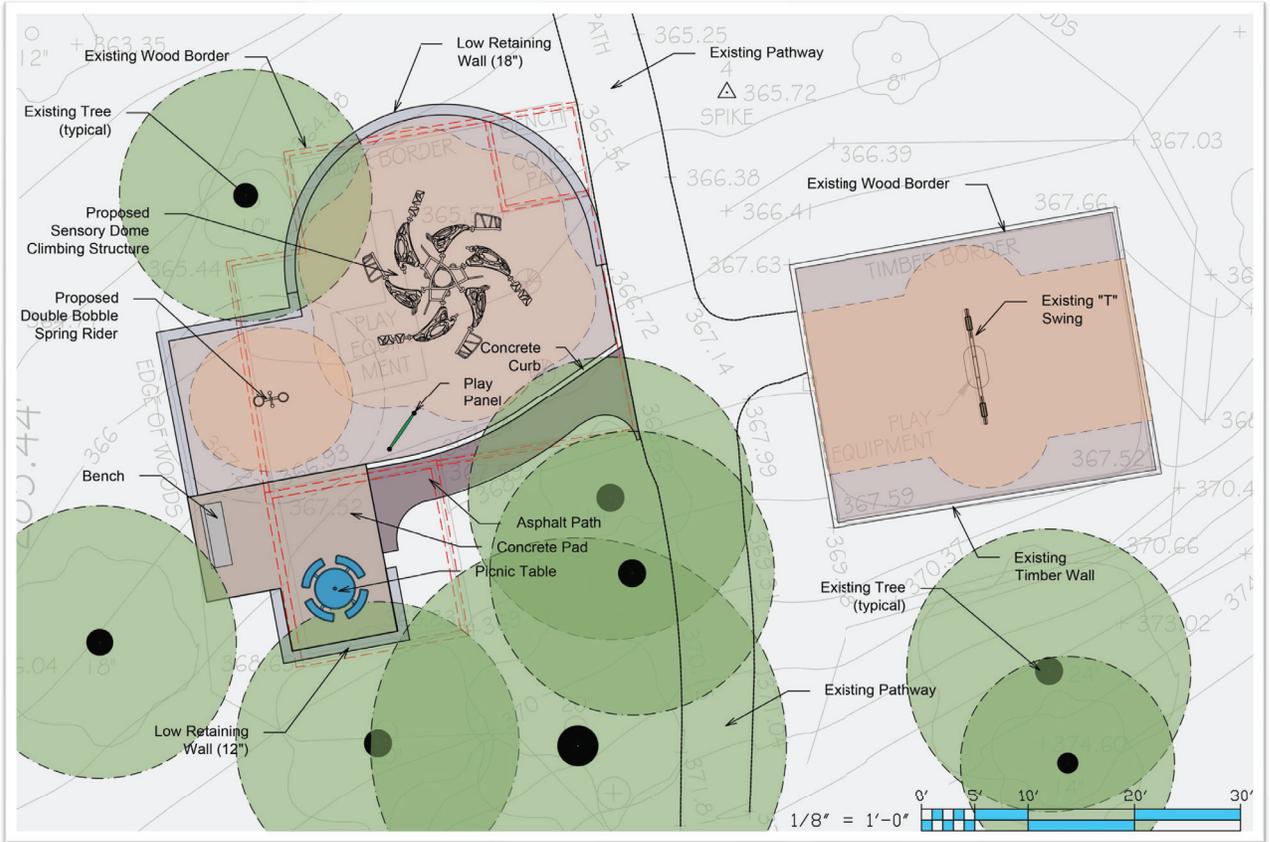


OM 13  
Gatsby Green

Oakland Mills  
Play Area Cluster  
Proposed



# OM 12 Camelback Lane Concept



# OM 12 Camelback Lane- Sensory Dome



# OM 12 Camelback Lane- Sensory Dome



KC 20 Wayover Way

# OM 13 Gatsby Green Concept



# Sway Bench Examples



Lake Kittamaqundi  
Kennedy Gardens



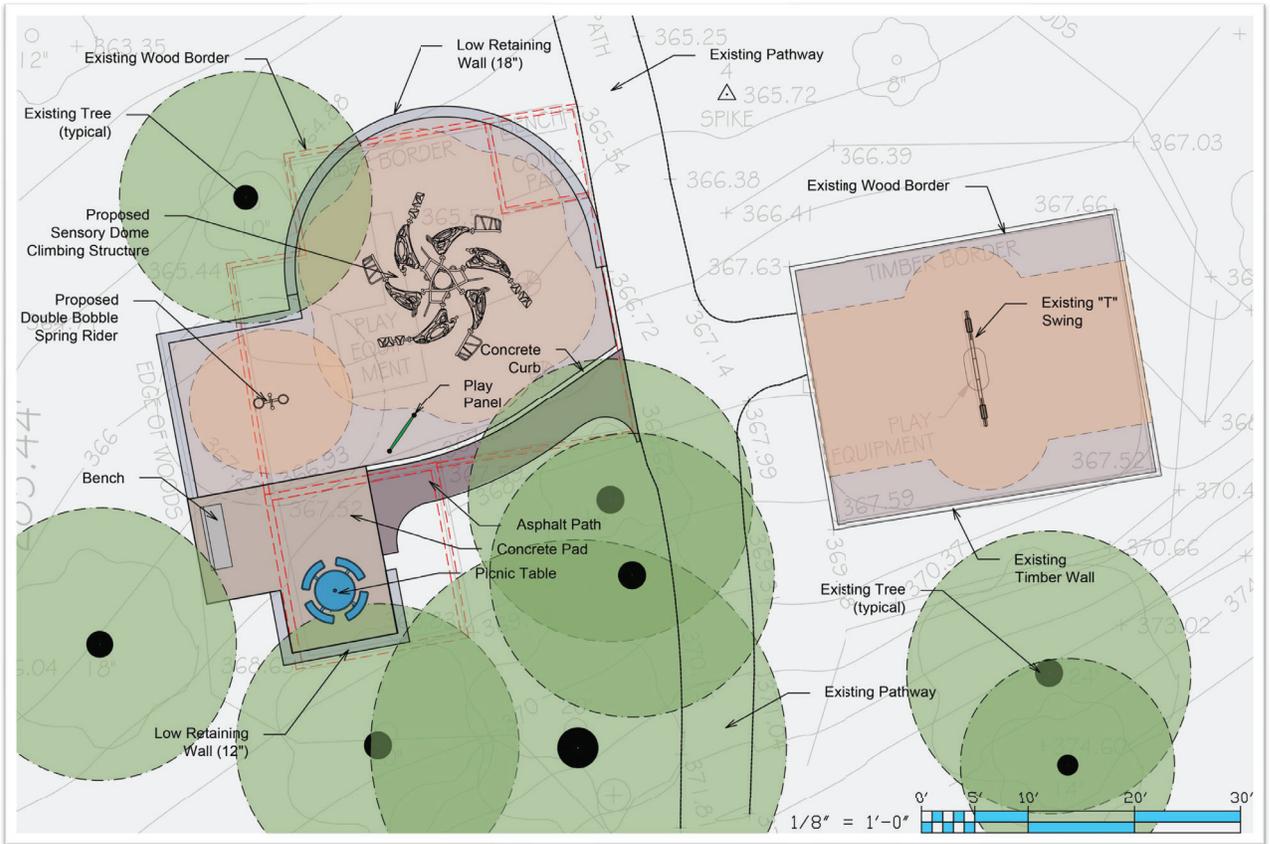
Hopewell  
Brush Run

OM 13  
Gatsby  
Green  
Questions



# OM 12 Camelback Lane

## Questions





Good evening and thank you for this opportunity to speak. My name is Jonathan Edelson and I am the chairperson of the Oakland Mills Community Association as well as the parent of an Oakland Mills High School alumnus and current student. I am speaking on behalf of the Association.

When I last spoke before you, I took you through a timeline of building and systems failures, poor conditions assessments, and decades of deferrals. Unfortunately, I ran out of time before I could finish, which should be telling in and of itself. I have included that timeline in the written portion of this testimony for the record, but there is no need and not enough time to rehash it tonight.

You've often heard that past neglect and deferral of OMHS was the legacy of past boards of education. Is OMHS being punished because it was neglected so long that the only option was two summers of emergency repairs? Are you going to join the legacy of past boards of education, or will you recall your vote and listen to the staff and your past selves? Your decision in November certainly didn't give such a large change in investment the time and attention it deserves. You are using an incomplete and flawed formula, that doesn't even account for how long key systemic components have been operating beyond useful life, to drive decisions about how to spend hundreds of millions of dollars. You are looking at "bang for the buck" without considering that high school facilities, with large auditoriums, gymnasiums, fields, and other space serve not just the students assigned, but feeder schools holding large events, other county departments, and the greater community. We want every student and teacher to spend their days in healthy environments conducive to learning. Oakland Mills High School is not such an environment; simply look at past assessments or read the timeline in the written testimony. Please give that some thought. As we always offer, we stand by ready to support and assist you in securing more funds to address more capital needs across the system..

Thank you.

2008 – Gilbert Architects assesses Oakland Mills High School, opened in 1973, and identifies major problems with the heating, ventilation, and air conditioning system that was already ten years past its life expectancy and designed for an open classroom layout in what was now a closed classroom building thanks to walls being put up over the years. Gilbert also noted the hallways were very narrow and caused students to be late to classes. The enrollment at OMHS was under 1,200 students at the time; it's now at about 1,500.

2009 – HVAC renovation, electrical repairs, interior and exterior repairs and upgrades deferred by previous school system leadership.

2017 – Gilbert Architects assesses OMHS and declares that the deferred HVAC and other deferrals now amount to a need for major renovation as the building can no longer provide a conducive learning environment.

2021 – Previous superintendent omits OMHS from the ten year capital improvement program; the Board of Education puts it back.

July 2021 – Mold in room 808 and 809.

August 2021 – 13 water outlets over 5 parts per billion lead

October 2021 – Mold in room 809

May 2022 – Four more water outlets over 5 parts per billion lead

August 2022 – Mold in the Media center and rooms 808 and 809

2022 – Previous Superintendent proposes deferring renovations to OMHS another 11 years.

2023 – The Board of Education hears hours of testimony about conditions in OMHS and reprioritizes it.

September 2023 – The Media Center closes due to mold growth. There is also mold in rooms 802, 808, and 809.

February 2024 – The school is closed for the day due to a pipe burst and HVAC issue; students receive no instruction.

March 2024 – Mold growth in the kitchen.

Summer 2024 – Emergency HVAC repairs close the building for the summer. The state IAC mysteriously reassess OMHS out of cycle.

September 2024 – Raw sewage leaks into the auditorium from a broken pipe. Repairs reveal asbestos in the walls.

March 2025 – Pipe bursts; students relocated to other parts of the building.

June 2025 – This Board of Education unanimously approves the capital plan including renovations for OMHS beginning in FY 2027.

August 2025 – Drywall falls in the girls' locker room. There is mold on the back of the drywall from an unknown source.

September 2025 – After two summers closed for emergency repair, and HVAC equipment failure causes the band room to drop to 60 degrees and the piano lab to rise to 88 degrees.

October 2025 – HCPSS staff recommend to the Board of Education to proceed with OMHS renovation, pointing out that the new ranking system is not fully developed.

November 2025 – This Board of Education abruptly cancels and redirects over \$160 million in capital funds away from OMHS to other projects.

November 2025 – The girls' locker room is 60 degrees.

November 2025 – There is one functioning boys' bathroom at OMHS.



## Oakland Mills Community Association

The Other Barn | 5851 Robert Oliver Place

Columbia, MD 21045

410-730-4610 | oaklandmills.org

Board of Directors

Columbia Association

Board of Directors,

The proposed CA budget for next fiscal year includes \$4.5 million dollars to convert three neighborhood pools to splash pads. One of the pools is Talbott Springs in Oakland Mills. We want the Talbott Springs pool to continue to serve our residents as it has for over 50 years. Our Board would like to see greater use of this pool. We are against the proposed splash pad conversion. Based on first-hand observations over a few years of CA pools with splash pads, the pads get little use.

To increase use of the three targeted pools we suggest:

- Charging reduced fees for use of these pools
- Holding swim lessons at these pools
- Making them ADA compliant and marketing the pools to that segment of the population
- Adding amenities that have been successful at increasing use of other pools

We also suggest that CA work with the 10 Village Boards to explore ways that the \$4.5 million could be spent enhancing open space to increase the use of open space by our residents. Open space is the only amenity that residents get for their lien fee. All other amenities require additional fees. Increasing lien payers Return on Investment of their lien fee should be a major goal of CA.

We always look forward to working with CA on enhancing Columbia's status as a great place to live, work, play and visit.

Sincerely,

JAMES W. ROUSE

January 15, 1993

Dear Pat:

It is seldom that I have expressed opinions on a matter of issue in the affairs of the Columbia Association.

But the prospective action of CA in making the Bryant Woods Pool, or any other neighborhood pool, an "adult pool" seems to me to be so in opposition to the concept and the plan for Columbia that I write to express my hope that such action is not taken.

The pool in each neighborhood was provided as a neighborhood facility to provide family recreation as a part of the fundamental Columbia concept of building community among the people.

Surely, Columbia would not be willing to transform the use of the park or path system because there seemed to be a better market for some other use.

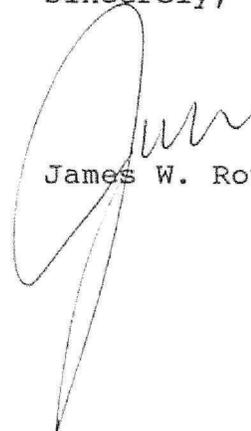
It is a strange new line of thinking that measures the use of a neighborhood pool by a market survey.

If this were a neighborhood survey, and the neighborhood chose to see the pool operated in a different manner, for the sake of the neighborhood, that would be more understandable. But I can find no justification for changing the operation of a neighborhood pool because it is not being used as much as other pools and there is a better market for some other use. The only valid question would be: "Does it serve the neighborhood?"

Please forgive my intervention in this matter and understand that my position is not influenced by our

residency in Bryant Woods. The fact is that Patty and I have never used the pool. But we consider it important as a neighborhood centering facility -- and one to which the neighborhood is entitled for its original intended use.

Sincerely,

A handwritten signature in cursive script, appearing to read 'James W. Rouse', written in black ink.

James W. Rouse

cc: Mrs. Marcy Gitt

Mr. Padraic Kennedy  
Columbia Association  
10221 Wincopin Circle  
Suite 100  
Columbia, Maryland 21044

From: The Village Boards

To: Shawn McInnes, CA President and CA Board Members

Subject: Village Funding

We are writing to you today with concern about the level of funding proposed for the Village Associations in the current draft budget for FY27 in the amount of \$3,642,812. The current level of funding represents a 3% increase from FY26, like the 3% increase in the prior year. These 3% increases are insufficient for the Village Associations to run our current operations.

As we have all experienced this year, utilities have increased like never before. The villages are faced with utility expenses increasing 50-80% more than the previous year. The Village Associations have also experienced umbrella insurance expenses more than triple in FY26. In addition, we are all dealing with higher labor costs due to the mandated increase in the minimum wage in the last few years. This mandated wage increase has particularly affected the Village Associations because they employ most of their staff part-time. These staff members are currently being paid in the lower ranges of salaries but are required to receive more than 3% increases to bring them in compliance with mandated minimums or beyond. We simply cannot attract suitable staff to be responsible for an entire building with up to 200 people in it for a rental such as a wedding and only pay them minimum wage.

The 3% proposed increase in the Village Association budget line clearly is insufficient to run our village operations and provide high-quality service to the community. Please note, the CA Budget includes a 4% increase for labor costs. The FY27 Draft Budget mentions "Repairs and Maintenance is a significant line item for the Village Community Associations. It is assumed that these expenses will increase by approximately 4% from FY26 to FY27". How can it be appropriate to increase the allocation to the Villages with only a 3% increase?

As you can see these increases will have a major impact on the Villages budgets and the residents who we all serve. The budgets of the Villages are used to serve the residents with rental space for their life-cycle events, enforcement of the covenants and holding community events. For many residents, coming to a Village event is the only thing they see as "what they get for their CA annual charge". The free and low-cost events like shredding, pool parties, holiday events or family bingo all contribute to the mission of the Villages, bringing residents together to build a sense of community. CA's buildings that are managed by the Villages are often seen by residents as CA itself and it should be important to you as well as us, to portray a professional, well-managed environment. That is simply not possible if maintenance cannot be accomplished due to dwindling effective budgets, consumed by high utility, insurance and labor costs.

Our suggestion is for you to consider an increase in the allocation to the Villages for FY27 to assist with this sudden increase in expenses. Rather than a % increase, we would suggest a \$ amount that helps the smaller villages who are more limited in their ability to increase revenue through rental of several buildings. Our suggestion would be that \$300,000 be added to the Villages' allocation in FY27. This \$30,000 would be given equally to each village and the remaining balance be allocated in compliance with the funding formula the Villages just approved. This slight increase will significantly help the villages and enable them to deal with needed maintenance of your buildings, offering community events to residents and attracting and filling staffing positions in the buildings.

The Village Boards

Kings Contrivance Community Association

Etc.

**Manager's Report  
Oakland Mills Community Association  
February 10, 2026**

**Elections 2026**

- Candidate Packets are now available online on the Oakland Mills website or you can get a physical packet at The Other Barn during regular business hours.
- All election information can be found on the Oakland Mills website.
- Please note that current Board members who would like to be on the Board for the 2026-2027 Board year must submit a candidate packet by the deadline.

**Events Update**

- OMCA will host a Board Game Night at The Other Barn on Friday, February 27<sup>th</sup>, 6:30 pm to 9 pm. The event is free, but we are asking people to register via Eventbrite.
- An Estate Planning workshop has been scheduled at The Other Barn on Wednesday, March 18<sup>th</sup> from 6:30 pm to 8:30 pm. The event is free, but we are asking people to register via Eventbrite.
- The next Lively Arts for Little Ones concert is on March 13<sup>th</sup> featuring Tony M Music. Tickets are on sale online.
- Jazz in the Mills featuring Linda Harris Cole will take place on Sunday, March 22<sup>nd</sup> at 5 pm. Tickets are \$25 and are on sale online and at The Other Barn.

**Misc.**

- OMCA is currently advertising for additional Weekend Event Staff for the upcoming rental season.