

Walnut Creek Homeowner's Association, Inc.

P.O. Box 2283, Gaithersburg, MD 20866

www.walnutcreekhoamd.com

Email: walnutcreekhoamd@gmail.com

Minutes of the August 3, 2015 Meeting Strawberry Knoll Elementary School

Board members present: Clyde Lutter, President, Elizabeth Lindahl, Vice President, Steve Schuyler, Architecture Chairman, Patrice Williams-Johnson, Treasurer, Walt Kelley, Contracts Chairman, David Nocket, Architecture Support

Homeowners present: Nancy Holderman, Secretary, Dave Goldstein, Iraj Aryana, Lawrence Lane, and Tom O'Brien

The meeting was called to order at 7:06 p.m. Quorum was met.

Agenda Review:

Agenda modified to meet necessary board business

Meeting Minutes Review:

The minutes from the July 2015 meeting were reviewed and approved with changes.

Members Time:

Lawrence Lane attempting to remove the items on his front porch as requested from the architecture walk-through. Lawrence requested an architectural request form to replace his garage door. He was given a copy of the form from the architectural chairman since his printer was not working.

Patrice advised the board members and attending homeowners that there is an increase in our area of people going through unlocked cars stealing purses, wallets, back packs and entering unlocked cars stealing change. A teenage girl was observed entering a car located in the driveway of Glendower Court. Individuals were also observed entering mailboxes and sorting thru existing mail. This is happening during day and evening hours. Homeowners are encouraged to call the Montgomery County Police and request a frequent drive through of the area. Dave to check into activating a neighborhood watch enforcement system and will be contacting the police to initiate this.

Walnut Creek Homeowner's Association, Inc.

P.O. Box 2283, Gaithersburg, MD 20866

www.walnutcreekhoamd.com

Email: walnutcreekhoamd@gmail.com

Architectural Report:

The architectural walk-through of WCHOA was done from late June to mid-July. 82 letters were sent out to homeowners including photos. There were 115 discrepancies. Documentation was presented by Steve, architecture chairman, demonstrating 14 discrepancies were due to trash and recycle cans remaining the day after trash and recycle collection and 30% were due to needed repairs and repainting of siding and trim. Trash; recycle bins, yard waste containers are being stored in the front and the side of houses. This is to be stored in the garage or in the back of the house. The management company is to get signatures of homeowners on houses requiring repairs.

Last year WSSC did an asphalt repair in the townhouse parking lot which now has a six inch deep depression in the townhouse parking lot. Steve contacted WSSC and obtained a new ticket number and WSSC will be looking into the area.

A Direct TV satellite dish was placed on common ground behind 9064 Centerway, however, belonged to 9070 Centerway. Steve contacted the FCC and was referred to Direct TV. The landlord owner was contacted and as of today the satellite dish has now been removed.

Financial Report:

A follow-up with the HOA lawyers will be done on 9152 Centerway outstanding account and 13 Harkness Court regarding investigation of who is the current owner of the property since homeowner deceased.

Contracts Report:

The tree previously located at 9032 Centerway has now been removed and reduced to a two inch stump. The company hired by the WCHOA board did a good job. Further clarification regarding which tree at 18905 Lindenhouse is in need of removal and the tree removal at Glendower Road will be confirmed. Clyde and Walt will meet over the weekend to confirm which tree is in need of removal.

Fire lane- Dave Goldstein

In the first townhouse section Dave has been attempting to contact the Fire Marshal's office in order to identify designated fire lane areas. The detailed area sketch that was sent to the Montgomery County Fire Marshal's department was "not clear enough" and now Dave is requesting a meeting. The County Fire Marshal's department has not returned Dave's call. Maps were sent again requesting a meeting. Dave is to email a package to Tom O'Brien for him to do a CAD drawing to present to the Fire Marshal's office. The information needs to be precise and Dave has been very persistent in his attempts to work with the Montgomery County Fire Marshal's Department office. Thank you Dave.

Old Business:

Homeowner on 10 Bannister Court- payments and fine: The board members are willing to forgo the interest and late fees however will accept a payment plan to pay all legal fees, back dues and will need to stay current and up to date with the WCHOA dues.

Discussion of 18801 Lindenhouse balance and 10 Bannister court payment plan will be discussed with the management company after getting updated and detailed bill from the management company. Patrice will check with the management company regarding the account. Clyde to follow-up with the management company regarding 10 Bannister Court and will get the approval of the board after the information is obtained.

Community Picnic:

Patrice will print out notices for mail boxes and drop them off to various board members for distribution. Rain or Shine Picnic date scheduled for Saturday, September 19.

Townhouse Parking Policy

Steve contacted the WCHOA management company and received a document outlining parking policies from several other communities. Further discussion on the parking policy will need to take place and a parking policy committee will meet. Steve, Dave and Elizabeth will meet to discuss the policy and present it to the board at the next HOA meeting. Several issues were raised regarding regulations, costs, enforcement administration, and parking identification markers.

Meeting Adjourned 8:57pm

Next meeting: September 14, 2015