

Minutes of the June 25, 2012 Meeting
Strawberry Knoll Elementary School

Board members present: Steve Schuyler, Tom O'Brien, Clyde Lutter, Patricia Johnson, Hank Jacob, David King

Home owners present:

Tami Nocket of 18904 Glendower Road
Annie Taschuiiau of 9048 Centerway Rd
David Goldstein of 9140 Centerway Rd
Serouj Badilian of 9074 Centerway Rd

The meeting was called to order at 7:05 by Vice President, Tom O'Brien.

Members Time:

Tami Nocket of 18904 Glendowner Rd received a fine for having Garbage Cans and & Recycle Bins visible. She complained that she had not received notice of violation before the fine. Steve Schulyer mentioned that 4 notices were sent out warning of the violation. The regulation states that trash cans should not be visible from street or adjacent houses on non trash pickup days. Board noted the complaint.

Board then voted that, in the future, for repeated Architechural violations the committee will provide a photo of the violation in the warning letter.

Annie Taschuiiau of 9048 Centerway Road said that she needed to paint her trims and was wondering what color to use. We mentioned that we had no approved color palette. She said she wanted to use the original brown. Iraj was in the audience and mentioned that he knew what the original color was supposed to be and would help her.

Iraj mentioned that grass in front of 9064 Centerway was 2 feet deep.

Member from 10 Harkenss Court requested that he needs more time to find a place to put his landscape trailer. The board voted and approved a 30 day extension of time to facilitate him being able to find a spot for his trailer.

New Business/Townhome Parking

This months meeting was primarily concerned with parking issues in the Townhomes.

The Board moved to accept the first year of a proposed two year parking contract with Allied reality. YEAH!! Much applause and excitement was expressed and seconded by the full committee. Hank Jacob of Allied Reality presented his proposals for the rules and costs of parking management in the townhomes.

Hank Jacob presented some of his recommendations for how parking management might be best implemented and the committee voted on each of each of his 13 recommendations.

Recommendation 1: The board voted that residents with a resident sticker should not be able to park in the visitor parking spots, because they have a convenient spot in front of their home in their assigned spot and visitor parking is limited.

Recommendation 2: The board voted to amend the rule to state that vehicles may not be parked in the same unassigned parking space for more that 3 consecutive days without permission from Allied reality management even if they have a visitor pass.

Recommendation 3: The board voted that all homeowners be given 2 visitor parking permits which can be hung from the rearview mirror inside the car facing forward

Recommendation 4: The board voted that all homeowners be allowed 2 assigned parking spots per townhouse. The owners will need to put the parking sticker in their front window on passenger side.

Recommendation 5: The board voted that wording be amended to require that all vehicles should have valid vehicle registration, from Maryland, unless the owners are service members on active duty or students.

Recommendation 6: The board voted to modify the registration form to include place of work and work phone number and possibly e-mail.

Recommendation 7: The board voted to scratch the provision which stated that permits shall be valid for a period of not more than 1 year from the date of issue.

Recommendation 8: The board voted to insert language to the effect that permits may not be transferred from one person to another without the expressed approval and authorization of the association board.

Recommendation 9: The board voted agreed that the Tow company phone number should be on the signs in front of the parking lot and not on the permits.

Recommendation 10: The board voted and agreed to remove language that states that “every attempt will be made to issue renewal permits before their expiration dates.

Recommendation 11: The board approved a provision which stated that parking for more than one vehicle per space is prohibited with a provision which allows an exception which would allow for motorcycles to be parked in the same spot as another motorcycle or car.

Much discussion was devoted over the definition about what constitutes an oversized vehicle and also commercial vehicles. We decided that SUV's are automobiles.

The secretary David King agreed to compose a sample letter to the owners of the town homes which would detail our plans to institute parking management at the townhomes. David Goldstein said he would help distribute the letter to the town home owners. I need to compose letter and send it to goldie.ev1@verizon.net.

Ongoing Business:

A motion was made and approved for Pak lawn service to perform services for fertilization and tree removal in addition to cleanup of common areas. The price for these services was not to exceed \$800.

Architectural Submissions/Requests:

Approved architectural request from 18930 Glendower.

Approved a request from 19004 Harkness land to install standard home depot fence.

Financial Report:

Need to pickup old files from Karen Suber. I need to call her at 301-661-8835

Meeting adjourned at 9:07pm. The next WCHOA meeting to be held at Strawberry Knoll Elementary School, 7:00 pm, on July 26 – **All purpose room.**