

FINAL

Walnut Creek Homeowner's Association, Inc.  
P.O. Box 2283, Gaithersburg, MD 20886

**Web:** walnutcreekhoamd.com

**E-mail:** [walnutcreekhoamd@gmail.com](mailto:walnutcreekhoamd@gmail.com)

---

Meeting of July 10, 2017

Gaithersburg Public Library

**Call to order:** A quorum was met and the meeting was called to order at 7:27 pm.

**Board members present:** Walt Kelley, Contracts; Steven Schuyler, Architectural Chair; Dave Nocket, Member-at-large; and Patrice Williams-Johnson, Finance

**Homeowners present:** Keith Rush, Marc Long, Iona Faulks, Zahid Khan, Asad Kahn, Lawrence Lane, David Goldstein

**Minutes from Prior meetings:**

- No ability to review last meetings minutes so it was deferred to August meeting.

**Members Time**

- PakLawn, landscaper: removed the trailer that was in violation.
- Keith Rush – there is a dead tree on the cul-de-sac on Lindenhouse Rd.
  - Motion by Walt for Zac to remove tree for less than \$500, second by Steve, all in favor.
  - Need new tree for replacement –decision will be made to August/September (Action)
- PakLawn said they would do mulching the first week in August in all areas. Includes cul-de-sacs, trees, tennis courts. Same price as last year (excludes tot lots).
- 18936 Lindenhouse Rd – Steve approved 30 days to address architectural issues. The request for 60 days was denied by Steve. Move stuff from front of residences.
- Dave Goldstein – nothing planned for space where tree was removed. PakLawn suggested putting grass seed and straw over the area in 2-3 weeks.

**Architectural**

- 10% of those who received deficiency notices responded in writing.
- One was approved for 9112 Banister Lane to add shed at rear corner of garage within guidelines.

**Financial**

- Nothing to report.
- Delinquencies:
  - 2 on liens – proceed to motion by Walt, 2<sup>nd</sup> by Steve, All in favor.

## FINAL

- Others complex issue re: lawsuit – 9054 Centerway
  - Has final warning letter been issues?
  - Patrice will e-mail Board.

### **Contracts**

- Neighbor contacted us that tot lots had not been re-mulched. Two quotes for the job were collected and the lesser of the two quotes was accepted. They will start soon.
- Replacing the townhouse pole was authorized and is in progress.
- The project for the townhouse street light that requires diagnostics has begun (Walt Action).
  - The previous contractor has been contacted, the second contractor has not been contacted yet
  - Zac recommended a contractor who charges \$75 to diagnose the issue (flat fee). Zac will have the contractor send us the invoice then we can decide what we want to do.
  - Walt is authorized \$500 to take corrective action.
- WCHOA sign tabled until August meeting.

### **Issues from townhouse parking**

- T-formulation parking
- Moved to parking on Lindenhouse
- 9050 Centerway – rented. Notices on properly parked cars.
- 9052 Centerway – car with tarp with parking decal. Tarp cut away to post parking violation.
- Speed bumps in townhouse area. On hold (Walt Action)
- Marc called the County. Looks like we may get some sign (25 feet) on Harkness/Tulip Grove corner.

### **Old Business – deferred to Future Meetings**

- 90XX signs – No dumping signs – deferred
- Tree planting - deferred
- Neighborhood watch – deferred

Meeting adjourned at 8:55 pm

Next Meeting is August 14, 2017