

FINAL

Walnut Creek Homeowners Association, Inc.  
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Annual Meeting of March 11, 2019

Strawberry Knoll Elementary School

**Call to order:** Order was called at 7:07. Quorum was met. When a quorum was not met at the February meeting those present at March meeting constitute proxies and a quorum for an Annual Meeting.

**Board members present:** Clyde Lutter, President; Stephen Schuyler, Architectural Chair; Walt Kelley, Contracts; Patrice Williams-Johnson, Finance; Dave Nocket, Member-at-Large

**Community Manager:** Mike Coburn, Allied Realty Corp.; **Secretary:** Diane Winters

**Homeowners present:** Mirna Lopez, Keith Rush, Sally Rush, Rob Marino, Alex Marino, Melanie Gilbert

The Board introduced themselves to those attending. Mike Coburn was introduced. He is from Allied Realty, the property management company we employ that manages many Home Owners Associations.

**Agenda:** The agenda was reviewed for the March 11, 2019 meeting and approved.

**Minutes from Prior meetings:**

- The Minutes for the meeting of the Board of Directors on February 11, 2019 were presented, reviewed, [1] and approved unanimously.

**Election:**

Keith Rush and Rob Marino volunteered as election inspectors to count the proxies. Based on the By-laws, the two people with the most votes get two year terms. Walt Kelley will get a two year term since he received the most votes. Since Clyde Lutter and Stephen Schuyler tied for second, it was discussed and decided that Clyde would get a two year term. Dave Nocket will serve out the second year of his term. All board members will retain their current positions.

- Walt Kelley – 17
- Clyde Lutter – 16
- Steven Schuyler – 16
- Patrice Williams-Johnson - 14

### **Homeowner time:**

The President gave an opportunity to the Members to address the Board with questions and issues about Walnut Creek Homeowners Association. All members of the Board participated in response to these concerns in a free flowing discussion.

- Sally Rush, a homeowner present, asked if a homeowner whose backyard faces the common area can clean up a damaged fence. Steve Schuyler states that homeowners must maintain fences. If on the common ground the Board must make amends. Steve Schuyler will write them a letter when he receives the address.
- Sally Rush suggests that it is time to readdress leaf pickup in the neighborhood. Due to the type of tree planted by the developer, a pin oak, the leaves fall late in the year and leaves fly into neighbors' yards. The Association used to provide a paid leaf service. The Board will readdress this issue as new business at the April meeting.
- Melanie Gilbert, a homeowner present, brought up the issue of an awning that is falling down. The architectural committee can send a letter to the homeowner. Melanie will send photos to document the issue. She said there is also a couch sitting in a neighbor's yard that has now moved to the street. They have called 311 to report it but have had no response. They will continue to call. This is an ongoing issue with 9034 Centerway.
- A homeowner is now using a visitor parking space for a third parking space. Melanie Gilbert, a homeowner present at the meeting, has photos and will send them to Mike Coburn.
- There continues to be parking issues in visitor parking spaces. Mirna Lopez, the homeowner present, would like to know the rules and regulations regarding visitor parking. Her daughter parks in the visitor space when she returns from college. She has been towed twice. Steve Schuyler has time stamped photos showing the silver car with tire on back that has been there for more than three days. The Board president stated that she is not a visitor, she is a resident, and therefore cannot park in the visitor's space. He also stated that the Board is all volunteers and we do the best that we can. We rely on the community to self report if there is a towing issue. We can't tow indiscriminately. The rules and regulations for the townhouse parking are on [walnutcreekhoamd.com](http://walnutcreekhoamd.com).
- Mirna Lopez, a homeowner present, has a huge tree in her backyard and believes it is not her responsibility to remove because it is in the common area. The house is a rental property. She would like to know what can be done. The Board president says you can cut branches back to the property line. She would need to talk to the owner of the rental property. She can contact Mike Coburn for name of homeowner.

### **Architectural:**

- Dave Nocket of 18904 Glendower Rd. will be adding a new roof (quarry gray), deck, shed, and new siding in the near future. He will gather all of the needed plans and colors and submit them.

**Financial:**

- Patrice Williams-Johnson will report in April.

**Contracts:**

- There was a reported street light that was out on Tulip Grove and Bannister Lane. Walt Kelley called 311 and the street light was fixed.

Bulk trash pickup will be on Saturday, May 11, 2019, and Saturday, October, 26, 2019. Allied Realty will send out the flyer.

Meeting adjourned at 8:14 pm Next Meeting is April 8, 2019

[1] the word amended was removed by Steve Schuyler due to no changes on the minutes.