

FINAL

Walnut Creek Homeowner's Association, Inc.  
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Meeting of March 14, 2016

ANNUAL MEETING

Strawberry Knoll Elementary School

**Call to order:** A quorum was met and the meeting was called to order at 7:07 pm.

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

**Homeowners present:** Diane Winters, Volunteer Secretary; Dave Goldstein, Heda O'Brien, Christina Trainer, Kyle Trainer, Corey Stambaugh

**Minutes from Prior meetings:**

- The January meeting minutes were reviewed and are approved with changes.
- The February minutes were reviewed and approved with changes.

Diane Winters will make the changes and post the minutes to the WCHOA Website.

**Overview of February 2016 meeting:**

- Last month, Clyde Lutter thanked the Board for their service and the homeowner's present introduced themselves. Introductions of the Board and homeowners present were done at the beginning of this meeting.
- With a quorum of the Board there are now enough proxies for Board elections.
- Clyde Lutter has spoken to Sara Rossi regarding proxies from the February meeting. Those at this meeting who have not filled out proxies and not voted may do so now. Clyde will give Sara these proxies so she can do a total final count and return the results to the Board.
- See February 2016 meeting minutes for details:  
<http://walnutcreekhoamd.com/2016/03/wchoa-board-minutes-february-8-2016/>

**Architectural**

- Two townhomes in the 9100 area of Centerway Rd. both submitted architectural change forms for new horizontal vinyl siding. Steve Schuyler recommended approval and the Board approved.

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- A homeowner on Glendower Rd. submitted an architectural change form for a new fence. The fence met the association guidelines and was approved by the Board.
- There is still a dumping problem in the townhome area. Steve Schuyler sent a letter to the offending party. A homeowner in the townhouse community gathered volunteers to remove the trash. The homeowner would like the Board to authorize a \$200 payout for trash removal.
- Patrice Williams-Johnson will ask Unity, the garbage removal company, about bulk pickup three times a year. This was approved by the Board and will be followed-up at the next meeting.
- Steve Schuyler gave a summary of homeowner Nancy Holderman's attendance at the community meeting for the Goshen Road Expansion Project. The project has been approved and funded. Meeting attendees could express concerns but the county was not answering questions.

<b>Project Stage</b>	<b>Start Date</b>	<b>End Date</b>
Design	Summer 2010	Fall 2015
Construction	Summer 2020	Summer 2022

<http://walnutcreekhoamd.com/events/goshen-road-expansion-project/>

If there are questions, homeowners can contact Michael Mitchell at 240-777-7662.

### **Financial**

- Patrice Williams-Johnson suggested the week of April 4 for the finance committee meeting.

### **Old Business – deferred to future Meeting**

- The following items were deferred to March HOA Board Meetings:
  - Tree Planting/Tot Lot mulch fire (Elizabeth Lindahl/Walt Kelley)
  - HOA Landlord Responsibilities Policy Addition (Steve Schuyler )
- The following items were deferred based on convenience:
  - Townhouse parking policy (Liz Lindahl/Steve Schuyler)
  - Fire lane Activity (Dave Goldstein)
    - Walt brought up the need for fire lanes at the end of the streets in the townhouse area. Dave Goldstein have both contacted the county regarding fire lanes and they have not returned the calls.
  - Neighborhood Watch (Dave Nocket)
  - 9032 Centerway "No Dumping" signs (Dave Goldstein/Walt Kelley)
  - HOA Communication's review (Diane Winters)

### **New Business:**

- Outcome of conversation with Unity regarding Bulk Pickup.
- Board positions will be chosen.
- Review draft of 2016 Annual Meeting minutes.
- Diane Winters will post the Dates for upcoming meetings on the website:
  - April 11, 2016
  - May 9, 2016

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- June 13, 2016
- July 11, 2016
- August 8, 2016

**Meeting adjourned at 8:12pm**

**Next Meeting is April 11, 2016**