

Minutes of the March 25, 2013 Meeting
Strawberry Knoll Elementary School

Board members present: Clyde Lutter, Steve Schuyler, Walter Kelley, and David King

Home owners present: Iraj Aryana, Barbara Faverty, Tom O'Brien, Serouj Badalian, Nancy Holderman, Suzanne Hughes

The meeting was called to order at 7:07 p.m.

The minutes from the February annual meeting were reviewed. Several changes were recommended. It was moved and seconded to approve the revisions. David King will revise and distribute the minutes at the next meeting.

Members' Time:

Issue:

Some townhome owners are remodeling their townhomes to include separate living quarters within the existing structure.

Some specific townhomes have up to 9 persons living in them. The law in Montgomery County allows for up to 6 unrelated people in a 3-bedroom structure.

The high occupancy issue is creating additional use of the parking spaces in the townhome parking lot.

Board response: The WCHOA bylaws do not include enforcement of issues of occupancy or building permits. These issues are the purview of the Montgomery County Department of Housing and Community Affairs and the Board stated that homeowners should address these issues directly with them.

Issue: Proposed parking program for the townhome parking lot (document distributed at the WCHOA annual meeting):

Concerns were expressed regarding:

- The need to register homeowner vehicles, and the type of identifying information needed to register vehicles that will be parked in the townhome lot
- The means of identification of vehicles both in the homeowner assigned spaces and the visitor parking spaces

Board response: The Board reiterated that the proposal distributed by Allied Realty was under review only and has not been instituted. The board will continue their review with particular attention to the issues raised and distribute to the membership of the entire WCHOA a final proposed parking plan for comment by homeowners.

Other Issues:

A picture was furnished showing damage to the common area along Montgomery Place from rain drainage. The Board will address this issue.

After WSSC repairs to the recent water main breakwater collects and becomes ice and is a hazard to cars and pedestrians. The Board advised that this should be reported to Montgomery County WSSC for resolution.

After a water main break in the parking lot near 9070 Centerway, the pipe was fixed, but a depression in the asphalt of the parking lot remains and is hard to navigate. The Board will address this issue.

Architectural Submissions/Requests

Mr. Schuyler reiterated that he had submitted a request to change the roof on his home, which was reviewed and approved by the Board.

9100 Centerway – it was reported that there is an ongoing past due charge from an inspection violation from the period of 2007-2008. The homeowner believes the charge to have been rescinded by the Board. After reviewing the board documents from that period, there appears to be no record to corroborate either the fine or its removal. It was thus moved and seconded that the fine be rescinded. The Board approved the motion.

An informal architectural request was brought to the Board. After some initial discussion, the Board advised that no final decision could be made until a form was submitted with all the information for review. The form and instructions for submission are posted on the WCHOA website.

Old Business

The basketball hoops issue was deferred to the April meeting.

Financial Report

There was no Treasurer's Report this month as the Treasurer was unable to attend.

Meeting adjourned at 9:02 p.m.