

Orchard Knolls HOA Agenda

June 16, 2026

Location: In-Person - at Quince Orchard Library 6:30p

Board of Directors (BoD):

- President: Kelly Cakouros (2024-2027)
- Vice President 1: Steve Baumgartner (2025-2028)
- Vice President 2: Jen Goodstein (2025-2028)
- Treasurer: Mark Tabar (2026-2027)
- Secretary: Brett Harvich (2026-2027)

Architectural Review Committee:

- Jen Goodstein (*Acting Chairperson*)
- Renee Joskow
- Board of Directors

Potomac Garden Center (PGC) Committee:

- Richard Schinner
- David Haas
- Lily Zhang
- Brian Lee

Metropolis Management:

- Angel Thornes

Gardner Law Firm:

- David Gardner

Call To Order

- Secretary Called Meeting to Order at 6:34 pm
- Absent Board Members: N/A
- Metropolis Representative Present: N/A
- Community Members: 6 homeowners present

Social/Welcome Committee:

- If you'd like to join this committee, please call Kate Wernick.

Architectural Review Committee:

- Two separate ARC submissions were approved (one for roofing and another for front door).
- No pending approvals for discussion.
- Remember, if you're working on anything outside of your home, especially in the front, please check in with the ARC and/or website to see if you need prior approval! Trees, changes in landscaping, sidewalks/paths, driveways, paint, mailbox, fences, doors, windows, roofs, shutters and more!
- If interested in joining, email applications to okhoa.arc@gmail.com.

Secretary's Report/Communication:

- All meetings are at QO Library, 6:30pm-7:30pm.
- Upcoming HOA meetings:
 - September 22nd, 2026 6:30pm at Quince Orchard Library
 - October 20th, 2026 6:30pm at Quince Orchard Library
 - November 17th, 2026 6:30pm at Quince Orchard Library
 - December 15th, 2026 6:30pm at Quince Orchard Library (Annual Meeting)
 - January 19th, 2027- to be confirmed (TBC)
 - February 16th, 2027 - (TBC)
 - March 23rd, 2027 - (TBC)
 - April 20th, 2027- (TBC)
 - May 18th, 2027- (TBC)

PGC:

- There was recently a fire hydrant hose that leaked. Additionally, there was loud noise from a water pump that was installed by the back fence. The water pump has since been moved a bit, and is not running as loud as it was previously.
- The BoD will email PGC to book the annual walkthrough (most likely will occur in Summer)

Treasurer's Report:

- As of May 31st, there is:
 - \$74,256 in operating account
 - \$53k in townhouse reserves
 - \$152k in general reserves
 - \$13k in accounts receivables
- Kim Nugent (homeowner) mentioned a more lucrative savings account to hold the communities' reserves. She will reach out to the Board to provide additional information.
- Note: Figures outlined above are approximate.

Security Report:

- Date: 6/9/26
- Times: 5:00pm - 8:00pm
- Entire community patrol: 5:00pm; 6:00pm; 7:00pm; 8:00pm
- No speeders or reckless drivers observed on Blackberry Dr, although one vehicle exited the neighborhood of Citrus Grove Rd running the stop sign, but the officer could not catch up to them to encourage them to drive safer.
- Nothing unusual to report on Cherry Blossom Ln, however there were several kids outside playing with bikes and motorized scooters. Although they are doing nothing wrong, there is concern about them riding at fast speeds into the cul-de-sac portion if a car was pulling out or not paying attention.
- Park Area - No one observed in the park area.
- Citrus Grove Rd - Nothing unusual observed.
- Pineapple Grove Rd - Nothing out of the ordinary to report.
- Blackberry Ter - Somewhat busy with residents walking in the area but nothing of note to report.

Trees:

- Recently removed one big tree near Cherry Blossom Ln area. There are a number of other trees that are dangerous and need to be removed in Cherry Blossom Ln area. The Board is in process of having them removed.
- A homeowner resurfaced previous issue where a tree's roots is damaging her (and her neighbor's) property. The 45-day notice submitted to the neighbor to have the root removed has been exceeded and the root has still not been taken care of.
- The Board has ordered trees to replace the trees that were removed in the area right where you enter the community (onto Blackberry Dr). Once these trees arrive, the Board will have contractors remove the stumps and plant the new trees.
- Another problem relating to overgrown bamboo along the edge of HOA property was introduced. This bamboo is invasive and not being actively managed/addressed. It is located in the creek area and is now encroaching the edge where the 3 trees meet at edge of HOA property.
- There is a seating area in Cherry Blossom Pl area that is leaning backwards and needs to be fixed/addressed (southern end of the cul-de-sac).
 - The Board will reach out to Carlos to look at this specific bench, along with other benches within the community to make sure all are up-to-code.
- There is a wasp nest near the creek area. The Board will address this in the near future to maintain safety of residents.
 - UPDATE as of 06/18/26: Wasp nest treated and taken care of.

- Branches on the trees lining both sides of Blackberry Terrace are the sole responsibility of the homeowners to manage/trim. Each homeowner is responsible for any of these trees that fall on their property (trees should be kept at 6ft).

Playground Equipment:

- Playground equipment has been installed at all three playground locations and is now safe for all to use. There was previously an issue with some of the new benches being very low in stature, but these have since been corrected to meet code.
- Positive feedback has been received from community residents since implementation...yay!

Cherry Blossom PI Parking Discussion (continuation of discussion from May 19th, 2026 HOA meeting):

- Board of Director's Proposed Solution:
 - All properties in the Cherry Blossom PI area will receive 2 total parking placards in the near future, which will be visible within their vehicles to signify their parking validation. Additionally, on August 3rd, 2026, asphalt resealing will be completed. During the resealing, 19 spots will be painted "Reserved - 01", "Reserved - 02" and so on, while the remaining 20 parking spots will be painted "Reserved", without any additional numbers. After August 3rd 2026, if a car is parked in these spots without a parking placard visible within the vehicle, this vehicle risks being towed.
 - Four additional towing signs will be added to the Cherry Blossom PI area to legally comply with towing applications.
 - This solution should alleviate the problem of each homeowner not having 2 allotted parking spaces in the Cherry Blossom PI area.
 - If a vehicle does not have a parking placard visible, it will not be permitted to park in the Cherry Blossom PI area and will instead need to park in overflow parking on Blackberry Dr.
 - The BoD will plan to distribute parking placards to Cherry Blossom PI residents before August 2026.
 - Leading up to August 3rd, the BoD will be implementing a "trial" run of sorts where notices will be put on cars that are in violation of new parking policy. This will give people who park in this area a little bit of time to adjust to the new parking policy without actually getting towed.
- Enforcement:

- The assigned reserved spots (e.g., “Reserved – 01”) will always be reserved for the homeowner/property it is tied to. The 19 additional floating reserved parking spots (e.g., “Reserved”) will not be monitored as aggressively during the day. In the evening (at a set time decided by the BoD at a later time), any vehicles not permitted in this parking area will need to be moved or risk being towed.

Asphalt Resealing:

- Asphalt resealing (for townhome areas only) will occur from evening of August 3rd, 2026 to afternoon of August 5th, 2026 (approximate estimation).
- Reminders will be posted by BoD indicating when residents need to be parked outside of townhome area (on Blackberry Dr.).

WSSC:

- No additional updates since last month’s meeting.
- The BoD will reach back out to WSSC to get a status update on getting water dispersal returned to common areas of townhouse section of community.

Inspection (Bi-Annual):

- The next bi-annual inspection will occur on September 17th, 2026.
- Notices were sent to homeowners following the March 13th, 2026 bi-annual inspection. In each notice, it was stated that homeowners had 15 days to remediate any noted issues. This is not correct however, as homeowners have 90 days to remediate issues. As such, new notices will be re-issued to correct this mistake.

Mosquito Joe:

- The BoD is using Mosquito Joe to spray repellent throughout the community. They come every 3 weeks. Hopefully, this will help keep the bugs away during the summer months!
- There was unsolicited, favorable feedback on mosquitos after this months (June) application.

Reminders:

- All trash should be stored in appropriate containers. Recently, raw food, empty gasoline containers and furniture have been observed in and around the townhomes. These items cannot be strewn across lawns or left by mailboxes. This is a safety and hygiene issue. Please adhere to trash disposal requirements to keep our community safe and clean.

- For any known violations, please reach out to the BoD and they will take the issue from there.

Adjourned:

- Meeting adjourned at 7:33 PM.

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