

## **Orchard Knolls HOA Agenda**

**April 21, 2026**

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

### **Board of Directors:**

- 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

### **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: 6:32 pm

Absent Board Members: Brett Harvich

Metropolis Representative Present: None

Community Members: 2 homeowners present

1. Amanda Black
2. Abby Nickelsen

### **Social/Welcome Committee:**

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

- Annual Spring Clean-Up occurred on 18 APR, 2026. We had a great turnout, so thank you to all those who came out to collect trash and keep our community clean! Overall, there was far less trash this year than last year.

#### **Architectural Review Committee:**

- If anyone is interested in joining, email applications to [okhoa.arc@gmail.com](mailto:okhoa.arc@gmail.com).
- Pending Approvals for Discussion:
  - a. 15754 Cherry Blossom Lane
    - Tree removal requested 14 APR, 2026- **approved 21 APR 2026**
  - b. 15604 Blackberry Drive
    - 1 level addition requested 15 APR, 2026- **approved 19 APR 2026**
  - c. 15710 Cherry Blossom Lane
    - Deck replacement **approved 21 APR, 2026** ensuring proper county permitting is in place.
  - d. 15724 Cherry Blossom Lane
    - New roof **approved 21 APR, 2026**
- 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!

#### **Secretary's Report/Communication:**

- All meetings are at QO Library, 6:30p-7:30p
- Upcoming HOA meetings:
  - May 19th, 2026 6:30pm at Quince Orchard Library
  - June 16th, 2026 6:30pm at Quince Orchard Library
  - 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)

#### **Potomac Garden Center (PGC) Committee:**

- Steve will email PGC to book annual walk through.

#### **Treasurer's Report:**

- Operating Cash - \$81,958.35
  - Plan is to move uncommitted funds to the operating income after annual audit
- Townhouse Reserves - \$49,789.08
- General Reserves - \$136,995.29

- Accounts Receivable - \$10,525.91
- Liabilities - \$23,017.70

### **Security Report:**

- Date: 4/13/26
- Times: 5:30-8:30pm
- Entire community patrol: 5:30, 6:35, 7:30, 8:35pm
- There were no parking violations tonight
- Cherry Blossom Lane - No suspicious activity observed.
- Park Area walk-through - Nothing suspicious observed. Lots of people out walking.
- Citrus Grove Rd Foot Path - No foot traffic observed.
- Pineapple Grove Rd Foot Path - No foot traffic observed.
- Gazebo - Nothing suspicious observed.
- *Note: A lot of people out walking in the neighborhood. Not many calls for service in the area, and nothing suspicious in the neighborhood.*

### **Old Business: To be updated at Meeting**

- Any new trees to be planted will be done in the spring
  - Crepe Myrtles have been ordered.
- Playground Equipment
  - 25 MAY, 2026 is the tentative installation date for playgrounds.
  - PGC Landscaping has replaced the new benches and some of the fence parts within the playground areas.
- Asphalt Resealing - The Board is in discussion about when the best time to complete this will be (likely August 2026). Some parts of the forest will also need resealing (will be addressed in Spring 2026). Scope of work will primarily be in the townhouse area of the community since Montgomery County owns and maintains Blackberry Drive. The board will construct a communications plan in the coming months.

### **New Business:**

- There has been a recent complaint about parking in the townhouse area. As such, the Board will be calling a separate town home parking meeting in the near future (tentatively scheduled for the 2nd half of the May HOA meeting) to enable the community to review the Board's proposal.

### **WSSC Update:**

- No new update as of now.

**Inspection (Bi-Annual):**

- Next inspection will be on 17 SEP, 2026.
- An update from the 13 MAR, 2026 Metropolis Bi-Annual inspection letters will be sent out notifying homeowners of any items that need to be addressed.
- Mosquito Joe
  - Looking for service options (mosquitoes in townhome areas/playground, etc.). The Board will follow up.

**Reminders:**

- Trash
  - 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.

**Questions & Answers:**

- None raised

**Adjourned:** Meeting adjourned at 7:13 PM

**--- End ---**