

Orchard Knolls HOA Agenda

September 17, 2024

Location: In-Person - Meeting Room A at Quince Orchard Library

Board of Directors

President: Steve Baumgartner (2021-2024)

Vice President 1: Kelly Cakouros (2023-2026)

Vice President 2: Jen Goodstein (2021-2024)

Treasurer: Don May (2022-2025)

Secretary: Jaimie Shinguyen (2022-2025)

Architectural Review Committee – Jen Goodstein, Acting Chairperson

Renee Joskow

Cade Williams

Metropolis Management

Brenda Drummond

Gardner Law Firm

- David Gardner

Call To Order

Secretary Called Meeting to Order: 7:05 PM

Absent Board Members:

Community Members: 4 homeowners present

- David Schinner
- David Haas
- Ray Ng
- Linh Shinguyen

Board Announcement

- We want to announce that we have retained Gardner Law Firm for representation for our neighborhood matters both inside and outside of the community, counsel for board and collection services.
- Introduction of David Gardner and Discussion of PGC
- Discussion about ramp at townhome

- Steve will find approval letter for ramp installation and send to David Gardner
- Send a cease and desist against the ramp if no response after 15 days then We can grant owners a board hearing before taking legal action

Updates on Potomac Garden Center

- Steve had several discussions with PGC in July
- Potomac Garden Center said that the mounds have gotten smaller, but some residents have said that they are getting bigger
- Problems: visually unappealing, drainage issues, trees coming down, noisy
- Action item: form a committee to deal with PGC (David Haas, Richard Schinner, anyone else?)
 - Committee will meet with David Gardner and decide next steps

New Business:

- Light reported near 12006 Cherry Blossom Lane not working – Steve is working with Brenda to get it operational.
- Owners of 15605/15607 requested the three additional trees be removed and replaced with new trees. There is a strip of land that is HOA owned between the two houses and the trees were planted originally by the HOA (?).
 - Carlos will give an estimate, but the board is still deliberating whether we will move forward
 - Carlos will remove fallen tree from the side of townhouse at the end of cherry blossom ct by the street light
- 3 additional trees added to top of neighborhood far left corner to block PGC fencing and interior.
- Discussion regarding PGC with Dave Gardner - moved to front of meeting

Treasurer's Report

- Reserves:
 - Last report - As of June 18, 2024
 - Operating (Maintenance) Cash Account: \$88,569
 - Townhouse Reserves: \$152,459
 - Single Family Reserves: \$ Has been merged into General Reserves
 - General Reserves: \$120,438
 - Delinquency total: \$30,850 (but will go down as some people begin to pay outstanding dues)
 - This month - As of September 17, 2024
 - Operating Cash Account: \$95,852.28

- Townhouse Reserves: \$21,144.13
- General Reserves: \$120,948.29

Secretary's Report/Communication

- Remaining HOA meetings for 2024
 - October 15, 2024 (survey any interest for running for board)
 - November 19, 2024 (vote on budget)
 - December 17, 2024 (annual meeting)

Architectural Review Committee

- Emails applications to okhoa.arc@gmail.com.
- Jen Goodstein is temporary chairperson until we appoint a new chairperson.
 - Adam Grossman is interested in joining the ARC
- Approvals this month:
 - 3
- 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!

Social/Welcome Committee – Kate Wernick

- If you'd like to join this committee, please call Kate.
- From Kate:
 - *I am so sorry I can't be here tonight at the first in person HOA meeting in a long long time. I am looking forward to being at the next one. We are back to school! Bus stop kiddos enjoyed donuts and OJ on the first day of school. Thank you to Sarah Herbst for helping with that. I am looking to schedule the **neighborhood chili cook-off** on Sunday November 3 in the Citrus Grove cul de sac. We will stream whatever football game is on on a big screen and have a sign up to bring goodies. All are welcome!*

Christmas Caroling! Although I am Jewish...I know all the tunes. I'd like to invite any who wish to participate in a community carol to rehearsal (VERY informal) on Sunday December 15th from 4-5pm. We will carol door to door on Sunday, December 22 at 6pm. Followed by community hot chocolate. A sign up will go out via email and facebook. If you'd like to be involved in getting carol packets together, please email or text me at katewernick@yahoo.com or 301-529-2921. That's all for now, although I am always open to ideas, suggestions, and help!

Beautification Committee

- Fallen tree on walking path from earlier in July was removed (paid for using funds from the maintenance account)
- Fallen tree between 15605 and 15607 Blackberry Dr was removed (paid for using Maintenance account funds)
- 2 trees on HOA property behind 12006 Citrus Grove have fallen onto 12006 property. In process of being removed.
- Community Landscaping has been asked to also weed the cul-de-sacs.

Security – Officer Justin Haire, Officer Wayne Nichols

Latest report

Date: 9/16/24

Times: 6pm-8pm

Officer: Haire

- Entire community patrol: 6pm, 7:15pm, 8pm
- No parking violations observed
- Cherry Blossom Lane - No suspicious activity observed.
- Park Area walk-through - Limited foot traffic
- Citrus Grove Rd Foot Path - No foot traffic observed.
- Pineapple Grove Rd Foot Path - No foot traffic observed.
- Gazebo- Nothing suspicious observed
- Note: Quiet evening. Lots of people out walking, but nothing suspicious in the neighborhood.

Old Business

Paving and sidewalks in Townhouses

- Sidewalk project was completed
- Paving asphalt project was completed
- Drain/ Drainage added to end of sidewalk by 12006 Cherry Blossom Place

Fencing

- White composite fence off Blackberry – power washing was completed
- Wood fence along Blackberry by the park – repair/replace along Blackberry Drive was completed

Board and Collection Services

- Had an introductory meeting with Gardner Law Firm with the board to discuss representation for neighborhood matters both inside and outside of community, counsel for board and collection services. Agreement was signed by both parties

Reminders

Trash

- We would like to remind you that trash collection occurs every Tuesday and Friday morning, approximately between 8:30 am and 10:30 am, with recycling on Tuesdays. With the trash being picked up a little later than in the past please put your plastic bags in your trash cans and do not leave them exposed. The birds are making quick work of the plastic bags and creating a mess. Please be aware that holidays may alter the schedule.

Questions & Answers (2 min per home):

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Next meeting:

- October 15, 2024
 - Time: 7-9pm
 - Location: In-Person - Meeting Room A at Quince Orchard Library ? (Jen to reserve?)
- Either Zoom link will be posted the week before the meeting on our website or notice, with location and time, will be provided for in person meeting.

Adjourned: Meeting adjourned at 8:18 PM

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