



OBCA Happenings in November

We are starting to feel festive in November as we prepare for our upcoming holiday events.

- ♦ Are you decorating your house with holiday lights? If so, register to win a prize from our 2nd annual Holiday Light Fight.
- ♦ Are you looking for a quiet family visit with Santa? Register for a private visit with Santa at OBCA's Cozy Visit with Santa on December 5.
- ♦ Come join us for festive fun at our Holiday Happy Hour on Thursday, December 3rd for ages 21 and over. Meet your neighbors for ugly sweater fun and festive games and prizes.

We hope to see you soon! To register for any of our events, visit linktr.ee/owenbrownvillage. To stay in the know for all things Owen Brown, please follow our socials or subscribe to our e-newsletter.

Owen Brown Community Association

Light Up the Holidays!
Decorate your house with festive lights and enter for a chance to win a sweet holiday treat — and even sweeter neighborhood bragging rights!

Lights On December 1st!

Winner Selected Dec 21st!

Owen Brown HOLIDAY LIGHT FIGHT

For More Information or To Register Your House
<https://linktr.ee/owenbrownvillage>

Owen Brown Community Association

\$10 PER FAMILY

SANTA'S COZY CHRISTMAS

Whether your little elf needs a quieter, softer Santa experience or you're dreaming of some private one-on-one time with the Big Guy, we've got you covered!

Come make a little holiday magic, capture some memories, and enjoy a Santa visit that's all about your family.

DECEMBER 5, 2026

APPOINTMENTS START @ 10AM

limited to OB Residents

Registration

Opens November 2nd

Owen Brown Community Association

Ugly Sweater Contest

Boordy & Bright

\$25 per person

21 and Older

Our Holiday Wine Happy Hour

Dec 3rd 5:30 PM

Celebrate the season with a tasting of five Boordy wines!

Enjoy light bites, desserts, games, raffles, and prizes while sharing a festive evening with neighbors.

Raise a glass to good wine and great company!

On Sale Nov 2nd

Limited to Owen Brown Residents



Owen Brown
Community Association

OBICA Meetings & Events

OB Board Meeting	November 3, 7pm
OB RAC Meeting	November 11, 7:30pm
OB Work Session	November 17, 7pm
OBICA offices closed for Thanksgiving Holiday	November 26-27
OB Board Meeting	December 1, 7pm
OB Holiday Event	
Boordy & Bright	December 3, 5:30 PM
Santa's Cozy Christmas	
(by appointment)	December 5
OB RAC Meeting	December 9, 7:30pm

OBICA Offices will be closed from December 24- January 1. Please note there will be no January Observer.



Owen Brown
Community Association

Election Day
April 24th

2027

★ Election Committee Members Needed ★

Are you looking for a way to serve your community without a major time commitment?
Consider joining our Election Monitoring Committee!

Each year, the Village holds its Annual Meeting in April to elect the Board of Directors. The Election Committee oversees the entire election process — from February through April — helping ensure fair and smooth elections.

If you'd like to serve on the Election Monitoring Committee, please contact the Village Manager at manager@owenbrownvillage.org or 410-381-0202



Your place to find friendly reminders regarding property maintenance

Ivy Growth Can Cause House Damage

Did you know that ivy growing on your house can cause damage? While ivy may look attractive, allowing it to grow on your home can lead to several potential problems:

- **Damage to walls:** Ivy's aerial roots can penetrate existing cracks and joints, potentially widening them as the roots grow.
- **Moisture problems:** Ivy growing on walls that already have dampness issues can make the problem worse by restricting airflow and slowing the drying process.
- **Roof and gutter damage:** If left unmanaged, creeping stems can lift roof copings and slates and grow into gutters, chimneys, and roof spaces.
- **Hidden damage:** Dense ivy can conceal moisture problems, cracks, and other structural defects, allowing them to worsen unnoticed.
- **Added weight:** Mature ivy can become heavy, potentially putting additional stress on masonry, particularly during windy conditions.
- **Potential foundation concerns:** Mature ivy growing near the base of a home may contribute to subsidence risks under certain conditions, particularly around older homes with shallow foundations built on clay soil.

Please Remember: Ivy Growing on the Exterior of Your Home Is a Covenant Violation.

In addition to potentially damaging your home's exterior, ivy can stain siding and may create a fire hazard when it grows near combustible materials or other vulnerable areas. Please take the time to remove ivy from your home's exterior and help protect your property from potential damage while maintaining compliance with the Owen Brown Village Covenants. Thank you for your cooperation!



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CA Board Approves Natural Resources Stewardship Framework

From the desk of Michael Golibersuch, OBCA Columbia Council Representative

The Columbia Association Board of Directors held a regular meeting on October 22, 2026 that covered a variety of topics.

The board approved CA's Natural Resources Stewardship Framework which outlines CA's approach to protect and enhance Columbia's ecological health while supporting recreation, education, and climate resilience. This document is the culmination of several months of work, incorporates substantial resident input and settled on eight focus areas: Community Engagement, Invasive vs. Native Plants, Light Pollution, Tree Canopy & Forests, Turf Management, Waste & Composting, Watershed Management, and Wildlife Management. It is available for viewing online at <https://columbiaassociation.org/open-space/sustainability-initiatives/nrsp/>.

CA continues to consider the purchase of its current HQ as well as an adjacent building. This would strengthen CA's financial health by eliminating annual lease payments of almost \$1M, build equity, generate an additional source of revenue by converting the new building into a preschool learning center, and enable CA to invest more money back into community-facing amenities and services. CA is still conducting due diligence on the buildings.

We reviewed the results of a comprehensive Membership Rate Study conducted by an independent pricing and growth strategy firm over the last five months. The study assessed how CA's current membership models (the plans for access to gyms, pools, golf, etc: Play, Fit & Play, 1 Gym, etc.) affect accessibility, retention, competitiveness, affordability, and financial sustainability. While no decisions have been made, CA may use the study to consider modernizing its membership offerings to increase value to

members and improve CA's long-term financial sustainability.

CA Staff presented a comparison of CA to other planned communities including Reston, Woodlands, Irvine, and others. This compared CA's revenue model, value to residents, governance, amenities, and opportunities. The full results are too extensive to share in this update but the bottom line is CA offers more breadth in services and amenities than any other community while maintaining a revenue base with comparable costs to households. A few areas that CA lags behind other planned communities are pickleball, splashpads, and community centers.

Finally, staff presented initial planning considerations for next fiscal year (starting May 2027). As it has for the past few years, CA's expenses are expected to rise faster than revenue. While FY28's expenses grow by about \$600k more than revenue, this is actually a smaller disparity than in past years, demonstrating CA's efforts to align revenue and cost growth. Cost pressures come from a variety of areas but most prominently employee merit increases, rising health insurance, rising commercial insurance, and Maryland's new FAMILI tax. Other major planning assumptions include maintaining the current annual charge rate and cap. Using these assumptions CA will continue to develop the budget, with board approval planned for February or March. Resident input is welcome and CA will be hosting a dedicated input session on January 28th.

As always, feel free to contact me with any questions or concerns at michael.golibersuch@ca-board.org or stop me to say hello as I walk my brown-and-white dog (who looks



410.381.0202

www.owenbownvillage.org

This year, three positions on the OBCA Board of Directors will be open.

We encourage anyone interested in running to attend our upcoming Board Meetings and Work Sessions before March 1st, when the Candidate Packages will be available.

It's a great opportunity to learn more about the Owen Brown Community Association, what we do, and how we serve our community!

Love Where You Live

BUSINESS & WORKSHOP RENTALS

Need a Space to Meet?

Owen Brown Community Center offers flexible rental spaces for business meetings, workshops, seminars, and presentations!



Projector Screens in Meeting Rooms



Free WiFi



Centrally located

For more information and to book your meeting space, please contact us at:



410.381.0202

www.owenbrownvillage.org



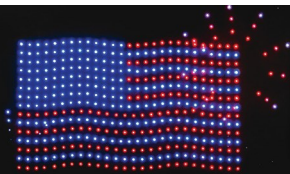
Owen Brown Community Association

6800 Cradlerock Way, Columbia, MD 21045



Owen Brown Community Association
Scan Here for our E-Newsletter

owenbrownvillage.org



Free Concert & Drone Show

November 7 | 4:30-7:30pm | FREE

Columbia Lakefront
10275 Wincopin Circle, Columbia, MD

HowardCountyMD.gov/250DroneShow



HOLIDAY
EST. *Mart* 1972

December 5
9am-3:30pm

Gary J. Arthur
Community Center

\$4 per person (presale online)

HowardCountyMD.gov/HolidayMart

Howard County
Recreation & Parks



Pumpkin Painting

