



OBserver

Official newsletter of the Owen Brown Community Association

6800 Cradlerock Way, Columbia, MD 21045

OWEN BROWN COMMUNITY ASSOCIATION

POOL Party

MUSIC | GAMES | PIZZA

TUESDAY
30TH JULY
6PM-8PM

Free Rita's
While Supplies Last

JOIN YOUR NEIGHBORS FOR AN EVENING OF GAMES, MUSIC, FOOD AND FUN!!

REGISTRATION IS NOT REQUIRED

Dasher Green Pool
6805 Cradlerock Way

LIMITED TO OWEN BROWN RESIDENTS

DIRECTOR OPENING ON THE OWEN BROWN VILLAGE BOARD

The Owen Brown Village Board is looking to appoint a qualified individual to serve on the association's Board of Directors. This appointment is a two-year term that runs through April 30, 2026. Any Owen Brown owner or resident interested in serving on the Board should submit a letter/email of interest to the Village Manager at manager@owenbrownvillage.org or attend an upcoming meeting. The next meeting is July 16, 7 PM, at the Owen Brown Community Center.



JUDY CENTER EARLY LEARNING HUB

Assisting families with resources and parents with being their child's first teacher.

- Resource Support
 - Clothing
 - Housing
 - Food
 - Mental Health
 - Medical Needs
 - Childcare
 - Employment
- Educational Support
 - School Enrollment
 - Early Intervention
 - Playgroups
 - Adult Education

Visit our website for more information
<https://judycenter.hcps.org/>

Howard County

Paper Shredding

August 14th
5pm-7pm

Parking lot of OBCA
Free to Owen Brown Residents
Limited to 8 boxes

OB DATES TO REMEMBER

Hooked on Fishing	July 9, 9-11am
OB RAC Meeting	July 10, 7:30pm
OB Board Meeting	July 16, 7pm
OB RAC Meeting	July 24, 7:30pm
Pool Party	July 30, 6-8pm
OB Board Meeting	August 6, 7pm
Shredding Event	Aug. 14, 5-7pm
OB RAC Meeting	August 14, 7:30pm



OWEN BROWN COMMUNITY ASSOCIATION, INC.

Office Hours

Monday-Friday	9:00 a.m. to 5:00 p.m.
Saturday	9:00 a.m. to 12:00 noon

Village Office Staff 410-381-0202

Craig Barton	Village Manager
Susan Sloan	Covenant Advisor
Kelly Kalal	Facility Coordinator/ Event Planner
Nick Bechetti	Asst. Covenant Advisor
Kelly Carney	<i>OBserver</i> Editor
Joann Allen	Facility Assistant
Logan Carnerie	Facility Assistant

Village Board Members

Brad Butler	Board Chair
Linda Ortiz-Byrd	Board Vice-chair
Robert Golibersuch	Board Member
Mae Beale	Board Member
Michael Golibersuch	CA Board Rep.

Check us out on the web and Facebook at:
www.owenbrownvillage.org
www.facebook.com/owenbrownvillage

OBCA BOARD HIGHLIGHTS

from the desk of Board Chair, Brad Butler

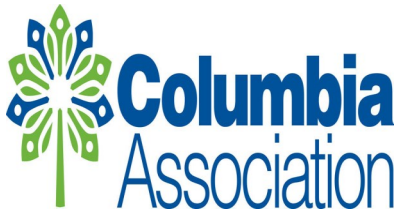
It is hard to believe that it is summer already! 90-degree days, pools are open, kids are out of school, and the duckweed harvester is trolling around Lake Elkhorn. *Lakefront Live* events are happening every week at Lake Kitt – be sure to stop by and enjoy a movie or some music.

Summer home and landscape projects are also in full swing, and we’re seeing lots of exterior change applications come through. If you’re planning a project, up-to-date guidelines are posted on our website, and our staff are ready to help answer questions or submit an application. Our covenant staff, Susan and Nick, and our all-volunteer architectural committees work hard to make sure homeowners’ questions are answered and applications are processed quickly, especially during this busy time of year. If you’re interested in helping with this process, we currently have an opening on our RAC. It is a great way to learn the neighborhood and meet your neighbors!

The Owen Brown Board of Directors met on June 4th. The Board also has an open seat. If you’re interested in serving, please come to one of our upcoming meetings to express interest. It is still early in our fiscal year, so we had several organizational tasks to tackle. We reappointed Ed Warner to the CA Watershed Advisory Committee, passed goals for the board and the organization, and we approved the financial statements for our fiscal year ended April 30th. We also sent a letter to CA Open Space about soil compaction due to work vehicles at the Lake Elkhorn boat ramp.

Lastly, we’ve begun discussions with CA and with the other villages to renew the contract that governs the relationship between CA and the villages. This contract comes up for renewal every 5-7 years. The prior contract expired April 30th of this year, but CA requested that the village associations agree to extend it by one year to allow time to negotiate. Owen Brown agreed to the extension, and is seeking several changes to the upcoming contract. Some of these changes are boring and administrative, but together would allow us to put on more events in the community that would serve a wider audience. Early discussions are going well, and I’ll continue to provide updates until we reach an agreement.

Have a wonderful summer – please stop by a board meeting or reach out by email if you have any questions, or would like to volunteer with the association.



CA WORKS TO DEVELOP A NEW, FIVE-YEAR STRATEGIC PLAN

From the desk of Michael Golibersuch, OBCA Columbia Council Representative

The CA Board of Directors met on May 23rd at CA headquarters. The meeting was also streamed live on YouTube and can still be viewed there: https://www.youtube.com/channel/UCu_dK8ziWEXsCvjHJGWbQRg. Towards the beginning of the meeting, CA's interim CEO presented a short video highlighting the recent tree planting activity in Hopewell Park – thank you to everyone who participated in that activity! Overall, it was a relatively light meeting that addressed two topics: 1 - CA's strategic plan and 2 – a potential contract to help onboard CA's new CEO.

Over the past year, CA's Board of Directors has been working to develop a new five-year strategic plan. At the May 23rd meeting, the Board voted to establish a purpose for that plan: to provide the CA staff goals, objectives, and guidance on what they should achieve, maintain, and change in CA over the next five years and provide an ability to track CA's progress towards those goals. Hopefully, establishing a purpose for the plan will help focus discussion on its contents going forward. There was also broad consensus amongst the Board that the new CEO (starting in mid-June) should be heavily involved in the plan's development since he will have the responsibility for executing it.

As you may know – and as I alluded to earlier – CA has a new CEO, Shawn MacInnes, starting in late June. At our

recent meeting, the CA Board considered, but chose to not yet acquire, services from a contractor to help onboard and integrate the new CEO. The Board is committed to helping the new CEO assume his position but decided to hold off on acquiring any specific support until Mr. MacInnes weighs in on what he will find useful.

At upcoming CA Board meetings we will continue working on CA's strategic plan. Additionally, we will be discussing the partnership between villages and CA as the contracts dictating the legal terms of our partnership ends this year. I believe the allocation of funds to villages is inequitable to many villages (Owen Brown gets much less money per resident compared to other villages) and would like to see that fixed. There may also be an opportunity to increase the efficiency in which community and neighborhood centers are rented in a way that would save CA money without affecting service to the community.

With warm weather here, CA is putting on another full summer of events with Lakefront Live at Lake Kittamaqundi. I hope to see you at some of these events. You can see the schedule here: <https://columbiaassociation.org/lakefront-live/>.

I now have a new CA Board email address: michael.golibersuch@ca-board.org. Please contact me there with any questions or concerns regarding the CA Board.

OBCA Offers a Block Party Grant!

In the adjacent photo, neighbors on Skyward Court took advantage of Owen Brown Community Association's Block Party Grant to get together last month. Hold your own Block Party and get reimbursed for up to \$100 in expenses. Get an application online by going to <https://owenbrownvillage.org/cul-de-sac-%26-block-grants>.





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Telephone 410-381-0202 Fax 410-381-0235
www.owenbrownvillage.org

ANNUAL REPORT TO MEMBERS FOR FY2024

Dear Owen Brown Resident,

We are pleased to present to you this Annual Report which highlights the activities and services provided by the Owen Brown Community Association (OBCA) during the Fiscal Year 2024, which began on May 1, 2023 and ended on April 30, 2024.

As an owner or renter of property in Owen Brown, you are a member of the OBCA. OBCA is distinct from the Columbia Association, but is funded by a small portion of the annual assessment fee you pay to CA. OBCA uses its resources to maintain and enforce Owen Brown's architectural guidelines, run the Owen Brown Community Center off Cradlerock Way, advocate on behalf of village residents, and organize events for village residents.

Every April, OBCA holds an election to determine the Board of Directors for the coming year, which are volunteer positions. The Village Board oversees OBCA and hires a Village Manager to run OBCA operations on a day-to-day basis.

The Village Board wants to hear from residents. Residents may contact the entire Board via email at **obvillageboard@googlegroups.com**. Board meetings are open to the public and are usually held the first Tuesday of the month at 7:00 p.m. at the Owen Brown Community Center. To confirm a meeting date or for more information in general, please visit our website at **www.owenbrownvillage.org**, or call our office at 410-381-0202.

The office of the OBCA is located in the Owen Brown Community Center, 6800 Cradlerock Way. Office hours are M-F 9-5, Sat 9-12. Limited services are available evenings and weekends when open for rentals.

Sincerely,

The Owen Brown Village Board

COVENANT ACTIVITIES FOR FY24

The Owen Brown Resident Architectural Committee (RAC) members included: Peter Monahan, Marilyn Lepore, Dan McArthur, Betty Byrd and Jessie Stever.

The Executive Architectural Committee (EAC) members included: Sean Hammer, Laurie Weekly, Peter Monahan, Jane Parrish and Brad Butler.

The RAC members review applications for exterior alterations and in-home businesses, and the EAC approves all applications and handles any appeals.

RAC	FY 24	FY 23
Total RAC Applications	359	440
Total Approved as submitted	300	391
Approved w Amendments	35	29
Total Denied	17	17
Total Tabled	2	3
Total Withdrawn	5	1
Total appeals to EAC	8	19
Appeals Approved	6	11

Violations

Total Violation Letters	94	113
Cases Settled at Village Level	72	69
Cases Pending @ Village Level	36	47
ARC cases closed this year	5	11
Cases Referred this Year	4	4

Letters of Compliance

Number of LOCs	94	83
Number Non Compliant	80	70

Thank you to all of our volunteers for their service to the Owen Brown community.

FY24 FINANCIAL RESULT

Income

Total 01 CA Annual Share	325,497
Total 02 Lease and Rental	72,113
04 Interest	0
05 Special Events	3,084
Total 06 Fees	3,299
Total 07 Miscellaneous	210
08 Gain/loss on Disposal of Asset	125

Total Income 404,328

Expense

09 Staff Salaries	210,420
11 Contract Labor	4,680
12 Payroll Benefits	16,944
13 Payroll Taxes	17,901
Total 14 Janitorial Expenses	27,944
Total 15 Fees	7,041
Total 16 Operating Expenses	8,008
Total 17 Business Expenses	775
18 Insurance	6,615
19 Advertising	25
20 Newsletter	35,968
21 Other Printing	250
22 Donations/Contributions	7,000
23 Special Events	39,686
24 Taxes	917
Total 25 Utilities	23,372
Total 26 Repairs & Maintenance	9,829
27 Furniture, Fixtures, Equip	<u>1,766</u>

Total Expenses Before Depreciation 419,531

28 **Depreciation** 6,528

Total Expense 426,059

Decrease in Unrestricted Net Assets 21,731

BOARD ACTIVITIES AND ACCOMPLISHMENTS FOR FY2024

Appointments

- ◆ Appointed members of our RAC and EAC to help enforce architectural standards, maintain property values, and update architectural standards
- ◆ Appointed member of the election committee to ensure this year's election is conducted in a fair manner
- ◆ Appointed an Owen Brown resident to CA's Tot Lot working group to support development of a new tot lot strategy for the community

Covenant Enforcement and Architectural Guideline Oversight

- ◆ Referred eleven covenant infractions to CA for legal action
- ◆ Closed five covenant infraction cases which had been resolved after referral to CA
- ◆ Updated our architectural guidelines with support from the EAC to ensure that guidelines remain aligned with modern standards and are written in enforceable ways
- ◆ Oversaw the completion of the first full four-year maintenance inspection cycle of every Owen Brown property

Budget

- ◆ Oversaw the association's budget and conducted quarterly financial reviews
- ◆ Attempted to garner support from other villages and encourage CA to reconsider its strategy for funding/investing in villages
- ◆ Approved new flooring for the Dasher Green room in the Owen Brown Community Center
- ◆ Approved permanent annual funding for OB CARES
- ◆ Solicited legal opinion on potential changes to OB governing documents
- ◆ Approved an advertising budget for the OB election
- ◆ Authorized purchase of a new ice machine for the community center

Advocacy

- ◆ Provided written testimony to the Board of Education asking them not to alter Owen Brown's current school districting underway due to the opening of Guilford Park High School
- ◆ Sent letter to CA supporting the changes to the Wishing Bridge tot lot
- ◆ Advocated to CA in support of building a new meadow in Hopewell Park while retaining large turf areas for unstructured activities
- ◆ Sent letter to CA highlighting the fact that it has been four years since both OB pools have been open for a full summer and asked CA to address this issue
- ◆ Successfully engaged the county to alter the initial plans for East Columbia Library Park to move lighting further away from residences and focus the park on the community rather than regional destination
- ◆ Successfully advocated for the county to address pedestrian safety concerns along Cradlerock Way
- ◆ Provided input to the county regarding the Gateway Master Plan
- ◆ Supported CA's application for a grant to install a new rain garden near Lake Elkhorn

Donated a total of \$7,000 to local causes including:

Atholton Athletic Boosters
 Oakland Mills Athletic Boosters
 The Village in Howard
 Owen Brown Barracudas
 Teen Time at East Columbia Library

Oakland Mills PTSA
 Atholton PTSA
 Talbot Springs PTA
 Lake Elkhorn PTSA
 Cradlerock PTA



END OF FY-2024 REPORT —SELECTED HIGHLIGHTS

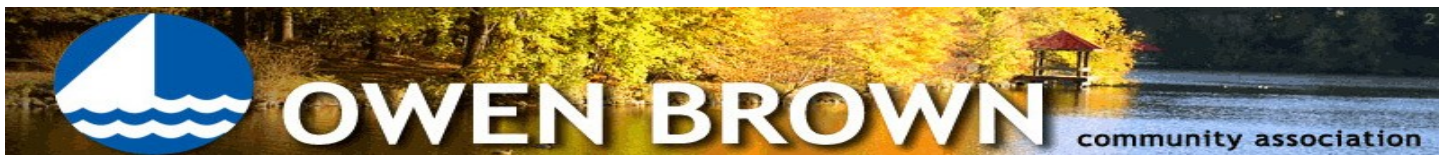
From the desk of Andy Stack, former Columbia Council Representative

As I close out my term, it has been a successful year for CA and the Board. Some accomplishments include:

- The FY-2024 budget is ending on a positive note; all budget targets were met and CA improved its bottom line; the final results will be available in July 2024 after the independent auditors complete their analysis
- The independent auditors gave CA a clean opinion (which is the best you can receive) for the FY-2023 budget
- CA's 990 IRS Form (the non-profit tax form) was approved
- CA was able to place \$3,000,000 into the Emergency Cash Reserves Fund which brings the fund to approximately \$11,100,000 (the goal is \$19,000,000)
- Memberships to CA facilities continue to increase; working on reaching pre-pandemic level
- CA's Line of Credit (for short term borrowing) was extended
- The CA Points Program was extended to 20 schools (allowing more students to earn memberships)
- The budget process was enhanced to allow for more community input (including surveys) and community meetings
- The FY-2025 budget was approved which continues CA's recovery from the pandemic; \$13,000,000 will be devoted to Capital Projects and the budget target is for CA to have a positive increase in net assets and to place another \$3,000,000 into the Emergency Cash Reserves Fund; borrowing will be held to a minimum
- A CA Director Handbook (a first for CA) was approved; this gives incoming CA Directors information about processes for the Board (a "how to" manual)
- A new CA Director Orientation process was created; this will allow incoming Directors to be better informed and adjust more quickly to serving on the CA Board
- Maryland approved funding for a new permanent bandshell at the Lakefront (it replaces the temporary stage and tent)
- Howard County approved funding for a new CA outdoor fitness amenity on CA open space in the Gateway area
- A new digital kiosk was installed at the Lakefront
- Additional Electrical Vehicle (EV) chargers were installed
- CA successfully migrated from the Google environment to Microsoft 365 environment
- A new Play Area Policy was approved; replaces the existing Tot Lot Policy
- Enhancements to CA's Easement process were approved (providing for additional information, notification and communication with the community)
- Changes to Board operations were approved (moving to the New Business/Old Business format in place of work session/meetings format)
- A number of obsolete CA Board policies were sunset; this was the first step to revise over 150 policies to ensure that CA Board policies are up-to-date and do not conflict
- A revised Ethics Policy was approved and an independent Ethics Committee was established (to handle complaints against CA Board and Senior Staff members)
- Responsibility for CA Advisory Committees was transferred to CA staff
- An easement was granted to the State for construction of the new access road into the Merriweather area; this will help relieve traffic on Broken Land Parkway headed to Little Patuxent Parkway
- The Coral Reef activity, held in a CA outdoor pool, was successful
- The CA Art Center hosted the 2023 Congressional Youth Art Competition
- Three Change in Columbia speaker events were held
- Several successful Festive Friday events were held in December at the Lakefront
- A very successful Lakefront Live (the CA sponsored entertainment at the Lakefront) was held over the summer
- CA's Annual Trunk or Treat event was held at the Sports Park and over 1,000 people attended
- The 4th of July event was held at the Lakefront with great attendance
- CA helped sponsor the November Veterans Day parade and activity at the Lakefront
- A successful stakeholder event was held with the Village Chairs and Village Managers
- A new five-year Strategic Plan is underdevelopment; initial work was done this year
- A new CA President/CEO, Shawn MacInnes, was hired; he takes office in June 2024
- Interim CA President/CEO Dennis Matthey's contract was extended until the new President/CEO takes office; Dennis will then retire after 50 years of service to CA!
- A new CA General Counsel was hired



Owen Brown Community Association
 6800 Cradlerock Way, Columbia, MD 21045
 Office: 410-381-0202 Fax: 410-381-0235



July!



Sun	Mon	Tue	Wed	Thu	Fri	Sat
	1	2	3	4	5	6
	9:45pm Lakefront Live Movie Night - The Nightmare Before Christmas			7:00pm Lakefront Live: July 4th Celebration	7:00pm Lakefront Live: Dancin' Under the People Tree 8:30pm Lakefront Live Movie Night - King Arthur	
7	8	9	10	11	12	13
6:30pm Lakefront Live Concert: Bluetrain	8:30pm Lakefront Live Movie: Go Green				7:00pm Lakefront Live: Dancin' Under the People Tree 8:30pm Lakefront Live Movie Night - Indiana Jones & The Dial of Destiny	7:30pm Lakefront Live Concert: Elikeh
14	15	16	17	18	19	20
6:30pm Lakefront Live Concert: Dave Chappell Band	8:30pm Lakefront Live Movie Night - Toy Story				7:00pm Lakefront Live: Dancin' Under the People Tree 8:30pm Lakefront Live Movie: Barbie movie night	7:30pm Lakefront Live Concert: Ocho de Bastos
21	22	23	24	25	26	27
6:30pm Lakefront Live Concert: Diamond Alley	8:30pm Lakefront Live Movie Night - D C League of Super Pets			7:00pm Lakefront Live Concert: Sons of Mystro	7:00pm Lakefront Live: Dancin' Under the People Tree 8:30pm Lakefront Live Movie Night - Beetlejuice	7:30pm Lakefront Live Concert: Avenue 66
28	29	30	31			
6:30pm Lakefront Live Concert: Los Gamez Band	8:30pm Lakefront Live Movie Night - Soul					