

# OBserver

Official newsletter of the  
Owen Brown Community Association



## 2020 Needs Some Cheer!

Show us your holiday spirit with your decorated home!

Please send your festive pictures to [events@owenbrownvillage.org](mailto:events@owenbrownvillage.org) to be featured on our Facebook page by December 15<sup>th</sup>. Include your street for neighbors to come peek!

Happy Holidays from your friends at the Owen Brown Community Center!



OB's November Paint Night was a rousing success as 38 residents participated in the event led by Pinot's Palette!



## OBCA BOARD HIGHLIGHTS

from the desk of Board Chair, Michael Golibersuch

November's Owen Brown Board of Directors meeting was held on Wednesday, November 4, 2020. We welcomed several Howard County representatives who provided an update on the design plans for the expansion of the East Columbia 50+ Center that will be located next to the East Columbia library off Cradlerock. Although the plans for the 50+ Center are mature, the center will only be built if the county budget allocates funding for its construction. The Owen Brown Village Association has advocated for this funding to be allocated for several years and we will continue to do so until it is built. We've also reached out to other village associations in East Columbia (Oakland Mills, Long Reach, & Kings Contrivance) to ask them to advocate for this funding, as well. Owen Brown residents who want to see the 50+ Center built can make their voice heard by sending letters to the county executive and county council.

Also at the November meeting, the Owen Brown Board agreed to provide two different sets of input. The first input was in response to a solicitation from the CA President and Board Chair to all villages requesting our perception of the village's core services and how village operations might be refined to better deliver them. Our input highlighted three core services: providing local events to foster a sense of community, maintaining and enforcing architectural guidelines to help property values, and advocating on behalf of the community at the CA and county level; we also highlighted an opportunity to refine village facility management and funding in a way that saves CA and Owen Brown money that can be subsequently reinvested more effectively on our core services. Separately, we sent a letter to CA's Board of Directors endorsing their proposed capital budget for FY 2022 (which begins May 2021); specifically, we highlighted the need to fund a roof replacement for the Owen Brown Community Center.

The board also reviewed several properties with unresolved architectural guideline violations and nominated these violations for potential legal action. We only take this step after several months of unsuccessfully engaging with the property owners to address the violations. Please ensure you maintain your yard and repair external damage to your home, fence, and deck so that your property doesn't negatively impact your neighbors' home values.

Over the next couple months, Owen Brown will be conducting its annual review of the architectural guidelines to ensure they continue to meet the needs of the community. If you have any recommendations for updates to the guidelines or the application process, please share your ideas with us.



Happy Holidays

## OB DATES TO REMEMBER

OB Board Meeting	Dec. 1, 7pm
OB RAC Meeting	Dec. 9, 7:30pm
<b>Submissions Due for</b>	<b>Dec. 14</b>
<b>Proposed Changes to</b>	
<b>Architectural Guidelines</b>	
<b>Decorated Home Pictures</b>	<b>Dec. 15</b>
<b>(due by email)</b>	
OB Board Meeting	Jan. 5, 7pm
OB RAC Meeting	Jan. 13, 7:30pm

## OWEN BROWN COMMUNITY ASSOCIATION, INC.

### Office Hours

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

### Village Office Staff

Craig Barton	Village Manager
Susan Sloan	Covenant Advisor
Meghan Pierce	Event Planner
Kelly Kalal	Facility Coordinator
Tanajah Hairston	Asst. Covenant Advisor
Kelly Carney	<i>OB</i> server Editor
Joann Allen	Facility Assistant
Joan Rampulla	Facility Assistant
Elliot Hefty	Facility Assistant

### Village Board Members

Michael Golibersuch	Board Chair
Brad Butler	Board Vice-chair
Vince Miller	Board Member
Robert Golibersuch	Board Member
Douglas Fox	Board Member
Patrick Weed	Board Member
Andrew Stack	CA Board Rep.

Check us out on the web and Facebook at:  
[www.owenbrownvillage.org](http://www.owenbrownvillage.org)  
[www.facebook.com/owenbrownvillage](https://www.facebook.com/owenbrownvillage)

## OPENING AT CA WATERSHED ADVISORY COMMITTEE

The Owen Brown Village Board is looking to nominate an Owen Brown resident to the Columbia Association Watershed Advisory Committee (WAC) to represent the village. Persons interested in the appointment should send an email/letter to the board at [obvillageboard@googlegroups.com](mailto:obvillageboard@googlegroups.com) detailing their experience and/or interest in watershed matters. The individual appointed to the committee will be expected to attend quarterly meetings, to participate in committee-sponsored events and to keep the village association informed of the committee's activities and efforts. For any additional questions or to receive a copy of the WAC charter, please email [manager@owenbrownvillage.org](mailto:manager@owenbrownvillage.org)



### Home & Yard Services **Leaf Removal**



**Fence and Deck Repairs**  
**Landscape Lawn Mulch Tree**  
**Gutters Paint Roof Wood**  
**Whole house clean-out to sell/rent**

**Call Mike 410-290-9728**



## Play Learn Grow



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**OPEN ENROLLMENT FOR Children 2 years and up!**

Open for Children Ages 2 Y.o. and up





## CA FY-2020 SUMMARY FINANCIAL REPORT

*From the desk of Andy Stack, OBCA Columbia Council Representative*

CA has completed FY-2020 (May 1, 2019 to April 30, 2020) and the independent auditors have delivered their report to the CA Board of Directors. Note that FY-2020 was a difficult fiscal year with the pandemic beginning in March 2020 which had a major impact on CA's income and expenses. Table 1 is my quick synopsis of how CA did in FY-2020. Note that the figures are rounded to the nearest thousand dollars.

CA ended FY-2020 with a cash decrease of \$39,000 after reducing the line of credit balance by \$1,255. For comparison, CA had a cash increase of \$31,000 and an increase in the line of credit balance of \$5,096,000 in FY-2019.

For short term debt, CA has a Line of Credit. For long term debt, CA has a 15 year bank loan ending in FY-2030. At the end of FY-2020, the debt was \$30,050,000 (line of credit \$9,746,000 and term debt \$20,304,000). This compares to

FY-2019 where CA had debt of \$33,151,000 (line of credit \$11,001,000 and term debt \$22,150,000). In FY-2020, the debt decreased by \$3,101,000.

Although the debt decreased at the end of FY-2020, because of the pandemic's impact on CA finances, CA borrowed additional funds in early FY-2021 through a second term loan. The second term loan is for a period of 7 years. The amount borrowed was \$20,000,000 at 2.5% interest rate. CA used these funds to pay off the existing Line of Credit. CA then replaced the existing Line of Credit with a new Line of Credit which is secured by the Annual Charge and allows CA to borrow up to \$20,000,000 short term. This new Line of Credit has a variable interest rate. For questions or comments, please contact me at [andrew.stack@ca-board.org](mailto:andrew.stack@ca-board.org) or [obvbcarep@gmail.com](mailto:obvbcarep@gmail.com). I look forward to hearing from you!

**Table 1:** Note that the table is for illustrative purposes only and does not reflect exact sources/uses of cash.

Annual Charge Income	<b>\$42,090,000</b>	Money CA raises from the Annual Charge
Interest/Long Term Debt repayments	<b>\$(2,746,000)</b>	Net of Interest & Long term Debt Repayments
Subtotal	<b>\$39,344,000</b>	
Providing services	<b>\$(22,825,000)</b>	Overall net cost for operating CA services (which also includes capital leases, changes in Annual Charge receivables, and non-operating items such as amortization of financing costs)
Subtotal	<b>\$16,519,000</b>	
Capital projects	<b>\$(15,303,000)</b>	Funds spent on capital projects
Line of Credit repayments	<b>\$(1,255,000)</b>	Decrease in line of credit from 4/30/19 to 4/30/20
Decrease in cash balance	<b>\$(39,000)</b>	

### VILLAGE BOARD TO REVIEW ARCHITECTURAL GUIDELINES

The Village Board and the Executive Architectural Committee (EAC) will begin their annual review of the Owen Brown Architectural Guidelines in December. Residents are encouraged to submit any proposed change and/or addition to the Guidelines by **December 14, 2020**. Submissions should be emailed to the entire board at [obvillageboard@googlegroups.com](mailto:obvillageboard@googlegroups.com).



## Owen Brown Community Association

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Office: 410-381-0202 Fax: 410-381-0235



Home is Where  
the Warmth Is

**DAVID WILLIAMS**  
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**DavidWilliamsElectric.com**  
410.781.4357 L.I.C. #4208



## Home This Christmas? Join Us To Celebrate!

**Advent Candle Lighting**  
Sunday Worship Services  
December 6, 13, 20 ~ 10:30 AM

**Christmas Eve Service**  
Christmas Lessons & Carols  
Advent Candle Lighting  
Thursday, December 24 ~ 7:00 PM

Go to [cumcobic.org](http://cumcobic.org) for the link  
to join our online services.

**All Are Welcome**



**CHRIST UNITED METHODIST CHURCH**

Owen Brown Interfaith Center  
7246 Cradlerock Way, Columbia, MD 21045  
410.381.6329 • [www.cumcobic.org](http://www.cumcobic.org)

