

OBserver

Official newsletter of the
Owen Brown Community Association



OB Harvest Scavenger Hunt

TAKE PICTURES
TO WIN!

**A PICTORIAL SEARCH
THROUGH OWEN BROWN**

**OCTOBER
3RD-10TH**

Clues and instructions will be shared October 2 via our
Facebook page and Website.

www.facebook.com/owenbrownvillage
www.owenbrownvillage.org/events



Bring your digital Scavenger Hunt photos to OBCC on
October 10th between 10am-12pm to receive a free
pumpkin and OB shopping bag!

OBCA BOARD HIGHLIGHTS

*from the desk of Board Chair,
Michael Golibersuch*

At our August meeting, the Owen Brown Board of Directors covered a diverse set of topics. We sent a letter to Columbia Association's head of Open Space providing input on maintenance around Lake Elkhorn. We also provided the CA Board of Directors input on their strategic vision for Columbia. It recently came to our attention that the architectural guidelines regarding yard signs were out of date and decided to temporarily suspend enforcement of those specific rules until we can update the guidelines with community input. While we are still open for rentals, we decided to prohibit food services at any rentals at Owen Brown Community Center until further notice as a precautionary measure as we continue to adapt to the pandemic. Finally, 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 value.

OB DATES TO REMEMBER

OB Board Meeting	Sept. 1, 7pm
OB RAC Meeting	Sept. 9, 7:30pm
OB RAC Meeting	Sept. 23, 7:30pm
OB Board Meeting	Oct. 6, 7pm
Scavenger Hunt (Photos Due)	Oct. 10, 10am-12
OB RAC Meeting	Oct. 14, 7:30pm
Pumpkin Carving (Contest Starts)	Oct. 25

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

	410-381-0202
Craig Barton	Village Manager
Susan Sloan	Covenant Advisor
Meghan Pierce	Event Planner
Kelly Kalal	Facility Coordinator
Tanajah Hairston	Asst. Covenant Advisor
Kelly Carney	Observer 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.

OBCA now takes credit cards for rental payments-VISA, MC, Discover and AM EX!



**PUMPKIN CARVING
CONTEST**

Carve a pumpkin for a chance to win a prize!

E-mail a picture of you with your carved pumpkin to events@owenbrownvillage.org beginning October 25th.

Pictures will be posted to our Facebook page November 2nd thru November 3rd until 5pm.

The top 3 carvings with the most 'likes' will be announced Tuesday evening, November 3rd and will win a prize!

This virtual event is for Owen Brown residents only. Questions? Please call 410-381-0202. www.facebook.com/owenbrownvillage



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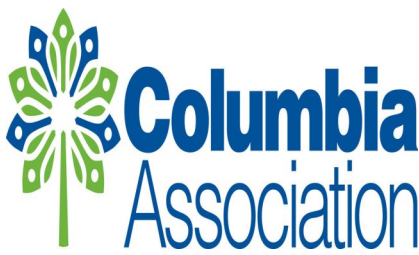
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CA RECEIVES FY-2020 INDEPENDENT AUDIT; FY-2021 CONTINUES TO BE FINANCIALLY CHALLENGING

From the desk of Andy Stack, OBCA Columbia Council Representative

The Annual Charge Collected in FY-2020 Was Distributed as Listed Below

FY-2020 Final				
Department	Net	% of Subto- tal	% of Annual Charge	\$1.00 of Annual Charge was split as follows
Sports & Fitness	(\$5,363)	13.28%	12.74%	\$0.13
Community Services	(\$2,751)	6.81%	6.54%	\$0.07
Open Space & Facility Services	(\$14,346)	35.53%	34.08%	\$0.34
Communications & Marketing	(\$3,602)	8.92%	8.56%	\$0.09
Office of the President	(\$2,006)	4.97%	4.77%	\$0.05
Administrative Services	(\$7,370)	18.25%	17.51%	\$0.18
Board of Directors	(\$118)	0.29%	0.28%	\$0.00
Village Associations	(\$4,824)	11.95%	11.46%	\$0.11
Contingencies	\$0	0.00%	0.00%	\$0.00
Subtotal	(\$40,380)	100.00%	95.94%	\$0.96
Annual Charge	\$42,090			
Total	\$1,710		4.06%	\$0.04
Net Assets	\$1,710		100.00%	\$1.00

Note: Figures rounded to thousands

Net Assets: used to pay for capital projects

Net determined by Total Operating Expenses minus any allocations (Selling, Branding, Dept Adm)

Admin Net removes Annual Charge income

Each year, CA's previous fiscal year is audited by an independent auditing firm. These reports are available on the CA website. The independent auditors presented their report regarding FY-2020 to the CA Board at the end of July. To quote the independent auditors, "In our opinion, the financial statements referred to above [the FY-2020 Fourth Quarter Financial Report] present fairly, in all material respects, the financial position of the Association as of April 30, 2020...". This is very good news; CA had a successful independent audit for FY-2020.

As you can imagine, with the pandemic situation, FY-2020 was not as successful as initially projected. However, CA did end FY-2020 with net assets of approximately \$1,710,000 (compared to the initial projection at the beginning of FY-2020 of \$3,804,000). Due to the hard work of CA staff, the operating budget for FY-2020 did end up positive with income exceeding expenses by approximately \$1,710,000. Overall, Capital Projects spending was reduced from \$22,890,000 to \$15,303,000.

FY-2021 continues to be challenging for CA. The first quarter financial report will be available in late September and I will discuss it in my next report.



Home & Yard Services



Hauling Service

Fence and Deck Repairs

Landscape Lawn Mulch Tree

Gutters Paint Roof Wood

Whole house clean-out to sell/rent

Call Mike 410-290-9728



Owen Brown Community Association

6800 Cradlerock Way, Columbia, MD 21045

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



Consider Renting Instead of Selling

Has your home been on the market for a while now? Would you like to start generating a monthly income on your property? PCF Property Management, Inc. manages over 800 residential properties in Howard and Anne Arundel counties. We have been in business since 1990 and have over 25 highly experienced associates to manage all of your leasing needs.

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PROPERTY MANAGEMENT