

Forest Glen Station Homeowner's Association

Minutes of the Meeting of the Executive Board 20 September 2005

I. The meeting was called to order by the President, Catherine Bocskor, at 7:34 P.M. The meeting was held at the Wheaton Regional Library, 11701 Georgia Avenue, Wheaton, MD.

Board Members Present: Catherine Bocskor, President; Doug Brandi, Vice President; Charles Ehrlich; Greg Slovik, Treasurer; Francis O'Donnell, Secretary

Others Present: Birgit Mitchell, Rob Tarkington, Jason Sartori, Vincent Hughes, Kathy Needleman, Ron Maccado (CMI representative)

The President distributed the agenda for the meeting. The Board reviewed and approved the minutes from the meeting of August 8, 2005.

II. Officer and Committee Reports

A. Parking and Safety Committee. Mr. Tarkington, the Chair, discussed the engravers used as part of the Neighborhood Watch program. Board members will try to locate the homeowners to whom they have been distributed. The President will mention the engravers in the newsletter.

The President asked about the county training for community emergency response. Mr. Tarkington reviewed the training course he attended, which consisted of sessions of one night per week for 6 weeks. After advertising this course to the community, he received no responses from residents.

The President said that the Board will solicit applications for a new chair of the committee for next year.

B. Grounds and Landscaping Committee. Mr. Hughes, the Chair, reported that the committee last met on September 6, 2005. It discussed landscaping work previously approved by the Board. The contractor is waiting until we get some rain to carry out the work programmed. Mr. Hughes spoke to the contractor today.

The committee also discussed repairs to the brick walkway in the mews. The committee recommended that the Board solicit a guarantee or warranty for the work. The \$565 bid was satisfactory. After discussion by the Board about how long a warranty the contractor would be willing to give, the Board agreed that Mr. Maccado should ask for as long as a year's warranty. If the contractor provides such a warranty, the Board agreed to authorize starting the project. If the contractor will not agree to one year, then the President will re-contact the Board. The expense of this work will be listed in the Budget under Special Projects.

The committee had also discussed the problem of grass damage due to dogs urinating on the grass. Characteristic die-offs have been noted on community property as well as on individual homeowners' lawns. The Board discussed this item. It was unclear how to deal with this issue. The Board will check to see if the covenants cover this matter. Possible measures include simply asking dog owners to not walk their dogs on the grass, asking the contractor to apply some sort of spray to repel the dogs, calling notice to the problem in the newsletter, and establishing a dog walking area. Board members said they would check with other HOA to see if solutions to this problem have been used in other communities. This issue will be put on the agenda for the next Board meeting.

The Board approved the committee's recommendation to move the tree in front of FGS sign at the corner of Darcy Forest Drive and Kimball Drive and put it in the northwest corner of the land near the storm water retention pond.

C. Covenants Committee. Ms. Mitchell reported. The last meeting was on September 13. There had been no new requests for architectural changes. The committee took a walk through the neighborhood. The two new decks installed on Clark Ct. and Darcy Green Ct. looked satisfactory.

One issue was brought to the committee's attention. One neighbor reported that a resident was feeding peanuts to squirrels. The concern was whether this practice would attract other kinds of rodents, such as rats. The Board reviewed prior instances of bird feeding that raised the same concerns. An e-mail to the owner had corrected that problem. Mr. Ehrlich said that the covenants may cover this issue under creating a nuisance. Mr. Brandi said that there may be a county regulation about this.

The committee has also looked at Article 7 of the covenants, Use Restrictions. The committee may propose to the Board some recommended changes that the Board may want to submit to the general membership at the annual meeting of the HOA.

D. Budget and Finance Committee. Mr. Sartori, the Chair, reported that the committee met on September 11. The committee had recommended approval of funding for the repair of the brick sidewalk at a cost of \$565, contingent upon receipt of a warranty for the work. (See Grounds and Landscaping Committee section above for additional discussion of this matter.)

Mr. Sartori presented the results of the homeowners' survey about trash. Numerical results are summarized in the Attachment. Most responses were via the Internet. 60% of the respondents favored continuing the Saturday trash collection in 2006. If the cost of the service were to increase, 44.4% favored continuation of the service. Most (60%) of the respondents were opposed to placement of a trash barrel at or near the playground. Additional text comments provided by respondents mainly addressed cost, advocacy for continuation of the service, the risk of attracting rodents to trash accumulation, and reasons for opposing the playground trash barrel. In response to a question by the President, Mr. Maccado said that Potomac disposal should make a bid for next year by the end of September. Mr. Slovik noted that most of the single family home owners did not want the Saturday collection.

Mr. Sartori reported that five management companies, including the current one, CMI, submitted proposals for management services for next year. He brought and distributed paper copies of three of the proposals and had previously sent to Board members the electronic versions of two others. He noted that the Board needed to make a decision and let CMI know by 2 November if the decision was to switch companies. Mr. Slovik noted that management company costs would likely be reduced if the assessments were collected less often than monthly, such as quarterly.

The Board discussed at length the process of reviewing the proposals. The major alternatives were for the Board itself to undertake the review or for the committee to do the review and make recommendations to the Board. The Board finally decided to ask the committee to do the review and present its recommendations at the meeting on October 10. Half an hour of that meeting will be dedicated to this issue. Mr. Slovik offered to assist Mr. Sartori in the process of a committee review of the proposals.

Mr. Slovik also described the removal of two trees that had been felled this summer by the severe storm behind the single family homes. The residents did the work themselves at no cost to the HOA. He contrasted this to the costs to the HOA which paid for the removal of the downed tree behind the townhomes on Darcy Forest Drive. The Board concurred that, in the future, such self-help efforts should be attempted before deciding on contracting for such services.

August Disbursements: Mr. Sartori reported that August disbursements included:

CMI - Monthly fees and copying/mailing charges	\$ 1,143.75
FGS HOA – Monthly replacement reserves contribution	\$ 1,184.92
Potomac Disposal – Monthly fee	\$ 397.50
State Farm Insurance Co. – Monthly Installment	\$ 128.83
Goldklang, Cavanaugh & Associates – Preparation of federal and state income tax returns	\$ 250.00
Josh Pitlick – Reimbursement for new gate lock and key copies.	\$ 127.80
CMI – Postage (\$41.68) and mass mailings (\$71.69)	\$ 117.87

E. Treasurer’s Report. Mr. Slovik noted that HOA balance sheet is \$4,778 ahead of the budget for the year. \$3243 resulted because many people paid their assessments ahead of time. Of the remaining \$1535, most resulted from savings on legal fees avoided because of fewer delinquent assessments.

III. Open Forum. There were no issues raised by homeowners in attendance.

IV. New Business. None.

V. Old Business.

A. Mews Brick Sidewalk – See discussions above under the Budget and Finance Committee and the Grounds and Landscaping Committee.

B. Pedestrian Gate: Mr. Slovik and Mr. Pitlick have fixed the gate. Fewer than ten families have asked for keys so far. Anyone desiring a key will have to furnish a check (\$2 per key) made out to the “Forest Glen Station Homeowners’ Association.” These fees will be dedicated to lock maintenance.

C. Lighting. Mr. O’Donnell reported that Mrs. O’Donnell had contacted both Muscatello Lighting and Centex. Muscatello is awaiting a proposed contract from Centex. Mr. Green of Centex made assurances that he would take care of this matter.

VI. Next Meeting. The next meeting was tentatively scheduled for October 10, 2005. The meeting adjourned at 9:01 P.M.

Respectfully submitted,

Francis L. O’Donnell
Secretary

Forest Glen Station Homeowners Association

Summary of Results 2005 Budget and Trash Survey

	Entire Community	Individual Townhouses	Single Family Detached Homes	Condominium Townhouses
Response Rate Number Percent	45 42.1 %	38 41.8 %	5 55.6 %	2 28.6 %
Should the HOA continue the Saturday trash collection in 2006? YES	60.0 %	65.8 %	20.0 %	50.0 %
If there were an increase in the cost of the service, should the HOA continue the Saturday trash collection in 2006 ? YES	44.4 %	47.4 % *	20.0 %	50.0 %
If the HOA were to discontinue the Saturday trash contract, would you intend to continue the service on a private basis ? YES	13.3 %	13.2 % #	20.0 % *	0.0 %
Do you think a trash barrel should be placed at or near the playground? YES	37.8 %	42.1 % *	20.0 %	0.0 %
If a trash barrel were to be placed at or near the playground, would you be willing to volunteer (on a rotating basis) to collect the trash and replace the bag in the barrel ? YES	28.9 %	28.9 % *	40.0 %	0.0 %

NOTES:

1. There are 107 homes in the community (91 individually-owned townhomes, 9 single-family, detached homes, and 7 condominium townhomes).
2. For each question, the percentage shown reflects the percentage of respondents who answered the question "YES". In most cases, the total percentage of YES and NO answers added up to 100% of respondents, but there were a few non-responses to questions. They are indicated by the symbols below, which are placed in the applicable part of the table above.

* = One (1) non-response

= Two (2) non-responses