

Forest Glen Station Homeowner's Association
Executive Board Meeting
July 10, 2006

I. Call to Order and Review of Minutes of the Last Meeting. The meeting was called to order by the President, Catherine Bocskor, at 7:53 P.M. The meeting was held at the Montgomery Hills Baptist Church, 9727 Georgia Avenue, Silver Spring, MD. The minutes from the meeting of June 12, 2006 were approved.

Board Members Present: Catherine Bocskor, President; Kevin Covert, Vice President; Allen Feuer, Treasurer; Francis O'Donnell, Secretary.

Others Present: Norah O'Donnell, Birgit Mitchell, Lesya Covert, Nabin Shrestha, Sabin Shrestha, and Ruth Futrovsky.

II. Officer and Committee Reports.

A. Treasurer and Budget and Finance Committee. Mr. Feuer reported. The Budget and Finance committee did not meet this month. The bill from Centex for the street lighting (5 lamps) was received and reportedly has been paid by CMI. Payment will go from Centex to Utility Systems, the subcontractor. The President asked for clarification about some items on the financial statement. Postage and printing items were over budget and she wondered why. Mr. Feuer speculated that these costs may be carryover from the past. Miscellaneous administrative costs were shown as \$455. Mr. Feuer said that he would ask CMI about these items.

The Treasurer asked about making a budget schedule and was asked to draft one. In the context of drafting the budget, the President reviewed the biggest budget items. She noted apparent, current satisfaction with the landscaping and snow removal work done by A&W. The 3 year contract for trash removal is underway. The CMI contract can also be reviewed. She felt that Mr. Maccado of CMI is doing a better job. Mr. Feuer and Mr. Covert agreed and felt that close oversight by the Board and its committees has helped. Mr. Feuer said the Budget and Finance Committee will review current and expected expenses and prepare a draft budget by September. The plan is to approve the 2007 budget by November.

B. Parking and Safety Committee. Ms. Futrovsky reported. She described a process the committee recommended for dealing with parking violations in the community. The proposed process is a draft. It features escalating levels of sanctions, including warnings and fines, for parking violations. Parking rules would be communicated to residents through the list server and the newsletter. The Board discussed the role of the committee and the use of fines.

Discussion covered who would monitor parking violations, the fact that the Covenants Committee has a neighborhood monitoring process, and the contract with Henry's, who monitors parking in the neighborhood. Henry's has the authority to tow cars on their own, but a Board member can ask Henry's to tow a car.

Ms. Futrovsky noted that Ms. Sharon Jackson is making a diagram to guide proper parking along the alleys. Severe versus partial blockage of the alleys was discussed. A new parking policy would help.

Mr. Feuer raised the issue of the authority to assess fines. Although fines are provided for in the bylaws, parking violations are not covenants violations right now. The President said that she would check the bylaws and ask the Covenants Committee. She noted that, in general, most complaints to HOAs are about parking. We've been fortunate in having few problems. She cited cases of towing elsewhere.

Ms. Futrovsky presented a draft reminder notice about parking for the residents. The President noted that the Board should approve such a notice before sending it to the community. Clarification about blocking and fines is necessary.

Mr. Covert recommended citing an actual covenant (with page and covenant number). This might require a change to covenants. Mr. Tarkington had sent around a parking violation notice on June 29th.

The President noted that part of the parking problem stems from the use of garages for storage. Perhaps a community clean up day might help with this. Ms. Mitchell mentioned free pickups from the county. The President said this issue should be in the newsletter and the Board agreed.

The President stated that the parking issue and recommendations should be referred to the Covenants Committee. After the two Committees have finalized their recommendations, the Board can then vote. Ms. Futrovsky will forward the draft policy to Ms. Mitchell.

Further discussion was about the items covered in paragraph "IV.B. Painting" (below).

C. Covenants Committee. The Committee met on 13 June. Satellite dishes were discussed. The Committee proposed to inform owners of the relevant covenant. Owners should notify the Committee about proposed placement of the dishes in order to possibly influence placement. Owners are required to ask only about placement on common property. Otherwise, the HOA can not regulate them. The HOA should encourage owners to place dishes on roofs. There may not be any extra cost for placement there.

The Committee will discuss one owner's putting wooden tulips in their yard. The tulips may be intended to keep people from crossing the yard. In general, lawn ornaments are not allowed.

The next Committee meeting is July 11.

D. Landscaping and Grounds Committees. Mrs. O'Donnell reported for the Chair, Vincent Hughes, who could not attend. Three trees were successfully removed in the neighborhood. The lawn mowing problem has been resolved - this involved the mowers mistakenly not cutting one home's grass. Mr. Hughes has talked with Mr. Ambrogi of A&W about mowing one owner's ivy. Ivy is discouraged as an invasive plant. Further discussion covered one owner who removed the plants from the front of his house and who needs to deliver his plans to the Covenants Committee for review. His neighbors have approved his plan.

III. Open Forum: Ms. Mitchell raised an issue about the forest preserve and dead trees that may need to be removed. Mr. Hughes needs to ask Marco Fuster from the county to visit and approve removal of trees. Ms. Mitchell said that homeowners might be willing to fund replacement trees in the preserve area.

Mr. Feuer inquired about any plans to fix the tot lot with more mulch. A&W should take care of that, including possibly raking around the mulch.

Ms. Covert raised the issue of a diseased tree in front of their house. She should notify Mr. Hughes.

IV. New Business:

A. Use of plastic bags for garbage. This refers to the fact that some owners are still using them without a container with a lid. This practice is a covenant violation. The Board agreed that this should be addressed with an article in the newsletter.

B. Fall Picnic: The Social Committee Chairman has raised the possibility of a fall picnic in October or September. The President asked Mr. Covert to ask the Chair to report to the Board on this initiative.

V. Old Business:

A. Lighting: Mr. Feuer said that another estimate for new street lights is still pending. He noted that money for such a project is not in this year's budget. Costs would be associated with lowering one light, moving the tall light, and PEPCO costs. It might be cheaper to install just one light. The Budget Committee will consider the various options.

B. Painting: Yellow painting for the fire lanes was completed by Marcus Joseph. Next painting needed includes white lines for crosswalks, redoing the parking spaces on Darcy Green Place, adding the word “Reserved” for spaces behind Darcy Green Court, and adding numbers to the spaces on Clark Court. Mr. Feuer will ask Mr. Joseph for an estimate, broken down by the specific items. Mr. Covert proposed voting on this by email.

C. Noisy Saturday Trash Collection: The President described how she persuaded the Saturday trash contractor to begin pick up later. Once she advised the contractor that Montgomery County code prohibits loud noises before 9 AM, the pickup schedule changed.

VI. Next Meeting: The next meeting will be August 14, 2006, at 7:30 PM, at the same location, the Montgomery Hills Baptist Church, located at the corner of Georgia Ave. and Forest Glen Road.

The meeting adjourned at 9:07 P.M.

Respectfully submitted,

Francis L. O'Donnell
Secretary