

**Forest Glen Station Homeowner's Association**  
**Executive Board Meeting**  
**March 13, 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 7:33 P.M. The meeting was held at the Wheaton Regional Library, 11701 Georgia Avenue, Wheaton, MD. The minutes from the meeting of February 6, 2006 were approved with one correction, the addition of a sentence in paragraph VI.A. documenting the discussion that made clear that the non-functional street lights on Metro property on Darcy Forest Drive were Metro's responsibility, and not Centex's or the HOA's.

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

**Others Present:** Rebecca Hess, Birgit Mitchell, and Ron Maccado (CMI representative).

**II. Officer and Committee Reports.**

**A. Treasurer.** Mr. Feuer reported that the association is over budget in the category of miscellaneous/administrative costs. Most of these costs were associated with the issuance of new coupon books. He proposed and the Board approved moving to Legal Expense the \$95 fee for registering the changes to the covenants with the county.

With respect to the CMI notices about late fees, it was noted that these have been rescinded when they were attributed to the confusion about the switch from monthly to quarterly payments. It was emphasized that Members who use automatic debits from their banks need to notify their banks to authorize the new quarterly charges. The President asked Mr. Maccado to send to her the bank authorization form so that she can put it in the newsletter soon to be distributed. The President asked Mr. Maccado to reconcile the list of those charged late fees with the list of people using automatic withdrawal. CMI will send out notice of the switch to quarterly payments, covering the three different levels of assessment in the community. Although the late fees have been rescinded, it is imperative that Members return the signed bank authorization statement to CMI before April 1. Late fees will resume after April 1. Change from monthly withdrawals to quarterly. In discussion, it was agreed that the newsletter describe the reason for the switch to quarterly payments, namely saving costs on the management contract with CMI.

The President asked if we have received all of the snow removal bills. Mr. Maccado has not received a bill for the most recent snow, which occurred in 2006. Bills for December have been received and paid.

**B. Covenants Committee:** Ms. Mitchell reported. She and Doug Keeton have agreed to serve as co-chairs. There have been no recent meetings. The President passed to Ms. Mitchell a request for architectural change that she had just received. The President noted for the record that she had gotten the country to record the covenants changes. Ms. Mitchell asked about policies for satellite dishes and motion detectors for outdoor lighting. The Board felt that no request for motion detectors was necessary. Satellite dishes have been discussed in past, when one owner's dishes (3) were located on the ground. It was learned that the FCC regulates them. Ms. Mitchell said she will research the covenants on this subject.

**C. Parking and Safety and Landscaping and Grounds Committees:** No meetings in February.

**III. Open Forum.** No items were raised by Members in attendance.

**IV. New Business.** The only item was the erroneous late notices and fees sent out by CMI. This topic was covered earlier. (See paragraph II.A.)

## **V. Old Business.**

**A. HOA Dues.** This item was also discussed earlier. (See paragraph II.A.)

**B. Neighborhood Lighting.** The President described her meeting with Mr. Green of Centex. She advised him what Board voted on at the last meeting. The tall lamp at the foot of Darcy Green Court will be moved to the corner of Darcy Forest Drive and Clark Place. Utility Services' only question was about the lack of electrical connection at that corner. The contractor suggested that power come from a nearby homeowner, who could be reimbursed at the rate of approximately \$7 to \$10 per month for the cost of the electricity. The President proposed to turn this option over to the Parking and Safety Committee to contact the nearby homeowners with such a proposal. The President will contact Ms. Futrovsky about this matter.

**C. Trash Removal.** The President reported that she had signed a 3 year contract with Potomac Disposal for the Saturday trash pickup service. She had negotiated provisions in the contract for withdrawal for cause and a cap on rate increases, in accordance with the Board's decision at the last meeting. She had distributed a copy of the signed contract to the Board.

**D. Communications Initiatives.** The President noted that Mr. Covert was absent, but he had conveyed his desire to put out soon a summary of what transpired at this meeting. The Secretary agreed to forward to Mr. Covert information to permit him to send out the news. The President noted that she will attempt to get out a newsletter within the next week or so and she invited Board members to submit items for the newsletter.

**E. Metro Request for Proposal.** This pertains to Metro attempts to solicit proposals to build townhouses on the site of the current Metro parking lot. The President has heard nothing new on this subject.

**F. Henry's Wrecker Service.** It was noted that at least 4 parking signs are down. The President called Henry's about 2 weeks ago to ask them to replace the signs. She got no response, so she faxed them another notice on March 10. She still got no response. She will ask the Parking and Safety Committee to work this matter. Mr. Maccado said that he would also contact Mike at Henry's to replace the signs. Mr. Feuer noted that homeowners can call any of the Board members to contact Henry's to tow a car in a reserved space.

**VI. Next Meeting:** Monday, April 10, 2006. In response to a question from the President, Mr. O'Donnell reported that his wife had explored possible alternative locations for Board meetings at the Polish church and the Knights of Columbus hall nearby. Neither location would have been satisfactory. (She also checked the Margaret Schweinhaut Senior Center on Forest Glen Road. It would charge \$30 per hour.) Subsequent meetings of the Board are scheduled for:

Thursday, May 4, 2006

Monday, June 12, 2006

**VII. Closed Session.** The Board approved the appointments of Birgit Mitchell and Doug Keeton as co-chairs of the Covenant Committee and Ruth Futrovsky and Phil Collins as co-chairs of the Parking and Safety Committee. The Board had previously appointed Allen Feuer as chair of the Budget and Finance Committee. The President wants to put notices of meetings of committees in the newsletter.

The meeting adjourned at 8:14 P.M.

Respectfully submitted,

Francis L. O'Donnell  
Secretary