

**Forest Glen Station Homeowner's Association**  
**Executive Board Meeting**  
**May 4, 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 7:36 P.M. The meeting was held at the Wheaton Regional Library, 11701 Georgia Avenue, Wheaton, MD. The minutes from the meeting of April 10, 2006 were approved with corrections.

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

**Others Present:** Norah O'Donnell, Nabin Shreshta, Sabin Shreshta, Marcus Joseph, Carmen Jenkins, Ron Maccado (CMI representative).

**II. Officer and Committee Reports.**

**A. Landscaping and Grounds Committees:** Mrs. O'Donnell reported for the Chair, Vincent Hughes, who could not attend. A number of residents participated in a Forest Reserve Spring Cleanup on Saturday, April 15. This took place adjacent to the Tot Lot. Mr. Hughes and Mrs. O'Donnell also worked two additional days during the past week in the same area. Another cleanup took place on April 29 and included residents working near and behind the single family homes. Mr. Hughes and Mrs. O'Donnell also walked around the neighborhood with Mr. Marco Fuster of the Parks and Planning Office of Montgomery County. He authorized the removal of several, specific, dead trees, and he will fax the necessary documentation to Mr. Hughes. These trees included three in front of the MPDUs on Darcy Green Court and a black locust tree behind the single family homes. In addition, Mr. Hughes walked the grounds with Paul Ambrogi, showing him trees that the landscaper had planted but that need to be replaced. Two have died and two were the wrong species. Mr. Ehrlich said that the debris from the cleanup at the corner of Kimball Place and Crosby Place had not been picked up today. Mr. Joseph said the trash near the Tot Lot was picked up today. There was discussion about the so-called Categories 1 and 2 in the forest areas and their relationship with easements. More information is needed.

**B. Social Committee:** Mr. Covert reported for the Chair, Matt McKelvey, who is finalizing a May newsletter. Scheduled events are:

May 13 – Family Event 1 – Trip to the National Zoo (make up for the rainy day)

May 21 – Family Event 2 - Day at the National Mall. Travel by Metro.

May 18 – Happy Hour at the Red Rock Canyon Grille.

June 15 – Next scheduled meeting of the Committee. The Committee will seek input from the community for ideas for activities.

**C. Covenants Committee:** The President reported that the Committee had met. Mr. Covert said that the Committee wanted to review any proposals for new lights in the community. He also noted that there had been a complaint about the maintenance of a yard. The Committee will address this matter.

**D. Parking and Safety Committee:** Mr. Covert provided a written summary of the minutes of the recent Committee meeting and community walk around. The Committee used a community map to help identify places in need of lighting. At this time, Centex is responsible for the lampposts on the private streets (Darcy Green Place and Darcy Green Court) and will transfer ownership to the HOA in the near future. The lights on Darcy Forest Drive, Kimball Place, and Clark Place belong to Montgomery County. Those on Forest

Glen Road are the responsibility of the State of Maryland. The Committee decided that new lights are required at 1) the picnic area at the corner of Darcy Forest Drive and Clark Place; 2) Arthur Avenue near the storm water retention pond; 3) behind 2137 Clark Place; 4) in the area of the MPDUs on Darcy Green Place. The Committee also endorsed motion-sensor lights for installation by garages and/or underneath decks to enhance lighting and safety in the community. The Committee agreed that it should contact the Covenants Committee about approval for a specific model in a number of select areas in the community. The Committee plans to prepare a specific proposal for the Board to purchase and install motion-sensor lights with homeowners' approval and, possibly, to reimburse owners for the electricity cost. The Committee agreed to investigate the possible use of solar-powered spot lights as an alternative to more expensive electrical lighting that might require homeowner approval and trench-digging. The Committee also noted an apparent difference in brightness among some of the street lights and will explore possible differences in wattage of the bulbs used and possible replacement of the dimmer bulbs. The Committee was interested in possibly moving the two lampposts next to the Metro fence on Darcy Forest Drive, but the President noted that they are not on Centex/HOA property and had been installed as a condition of getting approval to build the development. Moving those lights is not an available option. The Committee also expressed an interest in meeting with the former Chair, Rob Tarkington, to learn more about the parking permit system. Mr. Ehrlich reported some the items noted above. He also mentioned that some of the lines in the streets need repainting. He reported that the Committee had also taken note of the car that has been parked for months on Darcy Green Place.

The Board discussion noted that the use of motion-sensor lights needs some additional research and referral through the Budget and Finance Committee. Further, the Covenants Committee should be consulted about the appearance of such lights.

**E. Treasurer and Budget and Finance Committee.** Mr. Feuer reported that the Committee did not meet this month. Mrs. O'Donnell reported that she spoke with Mr. Greene of Centex today. (He was at the Atlanta airport.) He said that he will send the invoice for the \$4200 for the 5 lights erected in November 2005 and will get a breakdown of the \$4890 estimate provided by Utility Systems for the new lighting work. Mr. Maccado said that the invoice had not been previously received at CMI.

### **III. Open Forum.**

**A. Car on Darcy Green Place.** Several residents have complained about a car parked for many months at the East end of the street. The license plates appear to be valid and the car has a parking permit. The President said that she would contact the owner to ask about the car. Mr. Covert suggested that the Parking and Safety Committee could recommend a change to the covenants or bylaws. This subject raised questions about the parking spaces on that street. The Board concluded that this question be referred to the Parking and Safety Committee. The HOA does not yet have a policy on this subject.

**B. Committee Liaison.** The Board agreed that each Member should contact the committee chairs for which they have oversight to ask about their next committee meetings. Notice about such meetings will then be passed to the writers of the community newsletters and to the list server.

**C. Tree Removal and Road Painting.** Mr. Joseph said that he is willing to do the work to cut down trees and stripe the roads. The work would include yellow paint on the curbs for fire lanes and white paint for crosswalks. The President noted that the line painting should be deferred until there is news about whether or not the streets will be repaved by Centex. She has not gotten a response yet from Mr. Greene of Centex on this question. She noted that the Board should get a recommendation from the Parking and Safety

Committee on this issue. The President asked Mr. Joseph to submit a cost estimate for the painting and removal of the trees. Mr. Ehrlich also suggested factoring in sand removal for part of the estimate.

**D. Hauling of Forest Cleanup Debris.** In response to a question about the cost of the haul away of debris from the forest reserve cleanups, Mr. Maccado said that he would provide an estimate of the costs.

#### **IV. New Business.**

**A. Location of Board Meetings for the Next Year.** The contract with the Wheaton Library for the meeting room will end after the June meeting of the Board. A decision is needed about where the Board will meet from July 2006 through June 2007. The cost (\$10 per month) for renting the Library meeting room is likely to go up in July. Mr. Covert stated that, if the Board moved its meetings closer to FGS, the attendance of homeowners would be better. The President concurred, but reminded the Board that state and county rules require not only informing all members about upcoming meetings but also that the location be sufficient to accommodate all members if they choose to show up. After discussion about possibly holding the meeting at a homeowner's residence, the Board approved a motion to renew the rental at the Wheaton Library, pending investigation into possibly renting a room at the Montgomery Hills Baptist Church on the corner of Georgia Avenue and Forest Glen Road. The O'Donnells said they would make an inquiry to the church to see if that was a viable option.

**B. Question re classification of conservation areas.** As noted in II.A. (above), more information is needed on this subject.

**C. Tree Removal and Road Painting.** See III.C. (above).

#### **V. Old Business.**

**A. Neighborhood lighting (replacing existing light poles and installing new ones).** See report from P&S committee in II.D. (above).

**B. Metro RFP for townhouses at Forest Glen Station.** No new information.

**C. Communications.** Discussion concluded that the HOA should try to maximize the participation of homeowners as subscribers to the Forest Glen Station list serve. A notice should be put in the newsletters encouraging everyone to sign up for the list serve. A paper copy of the newsletter should be distributed to everybody in the community. After increasing participation in the list serve, the HOA can limit distribution of paper copies of newsletters and other bulletins to those who do not have access to the list serve.

**VI. Next Meeting:** Monday, June 12, 2006, 7:30 PM at Wheaton Library.

The meeting adjourned at 8:43 P.M.

Respectfully submitted,

Francis L. O'Donnell  
Secretary