

Forest Glen Station Homeowner's Association
Executive Board Meeting
September 10, 2007

I. Call to Order. The meeting was called to order by the President, Catherine Bocskor, at 7:32 P.M. The meeting was held at Montgomery Hills Baptist Church, at the corner of Georgia Ave. and Forest Glen Rd.

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

Others Present: Joe Rosenberg (Rock Creek Hills Citizens Association), Adam Pagnucco (Forest Estates Community Association), Clara Witt, Ron Maccado (CMI).

Approval of Minutes of Last Meeting. The Board approved the minutes from the meeting of August 13 after adopting several changes offered by the President and Mr. Ehrlich.

II. Officer / Committee Reports.

A. Budget and Finance: The Board discussed the budget proposal from the Committee later in the meeting (See IV.B.)

B. Parking and Safety Committee. Mr. Ehrlich reported for Mr. Rudd, who will finish modifications to Metro gate this weekend. He will schedule a meeting of the Committee soon to discuss the recent break-in and theft from a car in the neighborhood. People should keep an eye out for suspicious persons.

C. Landscaping and Grounds Committee. The Secretary read from the email report forwarded by the Chair, Mr. Hughes. A&W Landscapes applied a layer of wood chips on the tot lot just a few days after the last Board meeting. Mr. Hughes contacted Paul Ambrogi just before the Labor Day weekend and asked for A&W Landscapes to prepare the soil and to re-seed the areas of lawn that we'd paid for them to re-seed last autumn. A&W did so too late last year, but it was not successful and the grass never took. A&W agreed that they would rectify that this year. They will aerate the soil and then plant new grass seed and cover it with straw. Rain this autumn would permit it to sprout and develop roots before the springtime. Mr. Ambrogi and Mr. Hughes marked the areas in question the afternoon of the Board meeting.

Mr. Hughes also pointed out several small areas that require re-seeding, including the slope behind the last alley on Darcy Green Place. One of the homeowners had complained that the area was bare and eroding. Mr. Ambrogi will prepare a proposal for this work.

The MPDU's on Darcy Green Court have grass growing right up against the building, and when the workers at A&W Landscape use the string trimmer, it damages the vinyl siding there. Mr. Ambrogi proposed that A&W install mulch along the areas adjacent to the homes' vinyl siding to prevent grass from growing there and so there will no longer be a threat to the siding from the trimmers. He is going to prepare an estimate for that work.

Mr. Hughes also asked if there is money in the budget to replace some of the dead shrubs and trees in the common areas this autumn. One of the homeowners has complained about dead azaleas in the mews areas and also about dead shrubs surrounding the tot lot. He recommended possibly contacting a nursery directly for this work instead of using A&W.

D. Covenants Committee. No report except for a recommendation regarding a possible covenant change dealing with use of plastic bags for trash disposal. (See IV.A. below)

E. Social Committee. No report. The Community Picnic is still scheduled for September 29.

III. Open Forum. The President invited a new resident in attendance to the Picnic on September 29.

IV. New Business. Mr. Rosenberg of the Rock Creek Hills Citizens Association requested the support of the HOA in joining with other surrounding communities to request the state to take action to preclude the necessity of trains to sound their horns as they approach the railroad crossing on Forest Glen Road. His Association has been asking the state about this for years but has had no success. The first alternative solution is the establishment of a “quiet zone” that would make it unnecessary to sound horns. This option would be expensive, requiring a four quadrant gate system for half million dollars at the crossing. The other alternative is installation of a directional wayside horn alongside the tracks near the crossing. This wayside horn would be sufficiently loud to alert drivers and pedestrians at the crossing but would not penetrate far into the surrounding neighborhoods. The horn would cost about \$65,000 and the State is positively disposed toward a wayside horn. Other HOAs have signed on to supporting this initiative. Mr. Rosenberg is trying to get HOAs to write letters of support to resolve this issue. Safety need not be compromised. CSX cooperation is needed. Mr. Feuer moved that the President write a draft letter in support of this initiative. The motion was seconded and approved.

Mr. Pagnucco of the Forest Estates Community Association reported that Holy Cross Hospital proposes to build another 100 rooms plus associated office space. For the last hospital expansion, neighbors had a role in planning the expansion. The neighbors will try to do that again, meeting with the architect, on 19 Sep, 22 Oct, and 30 Oct. The neighborhood priority is for the hospital to stay within the streets that currently bound the hospital property. There are concerns about the role of Holy Cross given the possibility that Prince Georges and Adventist Hospitals may close. He also reported that he doesn’t think that funds for construction at the intersection of Georgia Ave. and Forest Glen Rd. will be in this year’s budget. His association plans to have 10 speakers at an upcoming hearing in Rockville. He discussed the budgetary processes that are involved. He also mentioned concerns about the safety of the tunnel under the Beltway. The Linden Association is very concerned about the situation because of past crimes in the tunnel. There have been no crimes there since January.

The President said that she would refer the issue to the Safety Committee.

A. Trash set out in Plastic bags – proposal from Covenants Committee for new Covenant. The Committee proposal is that the definition of container be amended to add words that would allow trash in plastic bags to be put outside for collection no earlier than 5:30 AM of the morning of collection. After discussion of this apparent compromise language, the President agreed to ask the Committee for further explanation of the latter.

B. Budget Discussion re Budget for 2008. The Board went over the initial budget proposal line by line. The line item title “Building Maintenance” was changed to “Electrical Maintenance.” There was discussion of the proposed increases in Grounds Maintenance, Trash Removal, Income Taxes, and the movement of Snow Removal from Reserves to Operating Expenses. The Board concluded that Operating Expenses should contain a Snow Removal budget of \$11,000 and there would be \$4,000 budgeted for a reserve fund for snow removal. At the conclusion of the review the proposed budget would result in monthly assessments of \$71.72 for the townhomes and \$44.66 for the single family (detached) homes. The Board will formally vote on the budget proposal at the October meeting, following which the budget will then be presented to the HOA as a whole.

C. Report on Discussions with Montgomery County and Private Trash Service re Curb Damage. The President reported further information on this issue. She met with Ron Gilbert of Montgomery County. The county can not do the repairs to the curbs or corners resulting from trash and recycling trucks. The two contract firms (Unity and Potomac Disposal) have suggested the other is responsible. No further action is planned.

D. HOA Picnic on September 29, 2007. The McKelveys sent out a notice for volunteers to bring a few things to the picnic, which will take place between 11 AM and 2 PM. The makeup rain date is October 6.

E. Noise from Train Horns at Forest Glen Castle Crossing. See above.

F. Crime Report – Automobile and Other Break-ins 2 incidents have come to light. (See II.B. above.)

V. Old Business

A. Metro gate/lock. See II.B. above.

B. Problems with Trash and Recycling Pickup and Truck Damage to Curbs. See IV.C. above.

C. Trash in Plastic Bags. See IV.A. above.

VI. Next Meetings: The next meeting will be October 8, 2007 (Columbus Day holiday) at 7:30 PM, at the same location. All HOA members are encouraged to attend. The subsequent meeting will be November 12, 2007.

This meeting adjourned at 9:23 P.M.

Respectfully submitted,
Francis L. O'Donnell, Secretary