

Forest Glen Station Homeowner's Association
Executive Board Meeting
October 8, 2007

I. Call to Order. The meeting was called to order by the Vice President, Kevin Covert, at 7:33 P.M. The meeting was held at Montgomery Hills Baptist Church, at the corner of Georgia Ave. and Forest Glen Rd.

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

Others Present: Susan Morris, Clara Witt, Jacqueline Hides, Robert Tarkington.

Approval of Minutes of Last Meeting. The Board approved the minutes from the meeting of September 10 after adopting several changes offered by Mr. Ehrlich.

II. Officer / Committee Reports.

A. Budget and Finance: Following notification that Ron Maccado no longer worked for CMI, Mr. Feuer contacted the temporary CMI representative, Tony Martella, who will put the HOA's budget for 2008 into CMI format. No CMI representative was available to attend this evening's meeting. Mr. Feuer noted that the Board will vote on the budget tonight.

B. Parking and Safety Committee. There was no report from the Chairman. Mr. Ehrlich raised the issue of the gate in the fence around the storm water retention pond. The gate still does not have a latch on it, even though CMI was asked months ago to fix it. It is important to secure the gate to ensure that small children can not enter the pond area. The Vice President said that he would contact CMI about a latch and lock to resolve this issue.

C. Landscaping and Grounds Committee. The Vice President read from the email report forwarded by the Chair, Mr. Hughes. The report noted that A&W Landscaping had reseeded the grass near the tot lot and behind some of the townhomes and watered the seeded areas once. The Chair has asked that they come back to water again in view of the drought. He noted that the only suggestion submitted during the Picnic was for improving grounds care even if it cost more money. He reported that he had tentatively scheduled a meeting of the Committee for October 11 to discuss plans for replacing some of the plants in the community and to develop recommendations for other landscaping that would be funded by the money remaining in the budget for this year and in next year's budget. Board discussion noted that there are line items in the budget for tree maintenance and landscaping. \$500 is still available to be used in 2007 and there are also funds in the tree maintenance budget.

D. Covenants Committee. The Vice President read from the written report of the October 2 meeting of the Covenants Committee. The report was submitted by the Co-Chairs Birgit Mitchell and Doug Keeton. The Board agreed to include the report with the minutes of this meeting. **(See the Committee Report for full details of the issues discussed by the Committee.)** The Vice President summarized the 3 issues covered by the report. (Mr. Ehrlich recused himself from Board discussion of the first issue.)

1) A single family home owner disapproved of a neighbor's plan to place a composter on his property. Concerns dealt with placement location, aesthetics and possibly attracting rodents. The Committee facilitated an acceptable arrangement between the home owners involved. No further formal action by the Committee or Board is required.

2) The Committee noted that the Covenants do not address the placement and types of compost bins and recommended that the Board consider asking the Committee to draft an amendment to the Covenants on this subject. The Board drafted a text to be given to the Committee for its review. The intent would be to amend Covenant 7.2.q. to add mention of composters and to cite the advice of the Montgomery County Department of Environmental Protection that compost bins shall not be placed "directly on a property line or next to a neighbor's patio or window" and, further, that compost bins must be screened from public view, as is currently required for

garbage cans. The Board agreed to ask the Committee to review this draft text and make recommendations to the Board. The Secretary will draft the language of the proposed amendment.

3) The Committee was advised that a large number of children had been playing on Clark Court in the afternoons. The Committee had discussed, and the Board did, at this meeting, discuss the issue at length. The Committee and the Board weighed the right of children to play near their homes versus competing priorities of safeguarding neighbors' property, liability, safety, and noise. No existing bylaws or covenants directly cover this issue. Several neighbors, the Board President, and the Committee Co-Chair have spoken to the adults in the households concerned. The situation has improved but is not fully resolved. After lengthy discussion, the Board approved the following plan: Step 1: Board draft a letter to all homeowners and residents pointing out the rights and responsibilities of residents (including adult supervision of children), citing the most relevant covenant regarding activities that are an annoyance to the neighborhood, and appealing to residents to be respectful of their neighbors with respect to noise and safety. Step 2: A meeting amongst the Board, Committee, and the owners involved. Step 3: Documenting any future instances where children's activities constituted an annoyance or safety hazard, or resulted in property damage.

E. Social Committee. The Community Picnic was held on September 29. The Board formally thanked Jacelyn and Matt McKelvey for their successful efforts in staging the Picnic. The Committee is planning a Halloween parade for children, to begin at the Tot Lot at 6:30 PM on Halloween.

III. Open Forum. Ms. Morris, a member of the Landscaping and Grounds Committee, noted that some residents might want to obtain composters that their County taxes have paid for. But the County's models don't have lids. The Committee might research ways to camouflage such composters. The Board endorsed this proposition. Ms. Witt (moving in next week) introduced herself to Board. She asked for feedback about her idea of placing a small fence and covering bushes around the end of her home to keep her dogs confined. Mr. Ehrlich quoted what the Covenants say (paragraph 7.2.s) about fences and the Board urged her to submit a request for architectural change to the Covenants Committee for their review. The Vice President noted that the email addresses of Committee Chairpersons can be found on the community Web Site. (www.forestglenstationmd.org)

IV. New Business.

A. Replacement for Ron Maccado – Not Named Yet by CMI. Mr. Tony Martella has advised that no replacement has been named yet. The Vice President will contact Mr. Martella about the budget and gate to pond.

B. Complaints about Noise, Ball Playing, etc. in Clark Court. (See above, paragraph II.D.3.)

C. Set the Date for the Annual Meeting in January, 2008. The Board agreed to schedule the Annual Meeting of the Homeowners Association for the evening of Monday, January 14, 2008. The Board will ask CMI to contact the Church to renew the agreement for use of one of its rooms for the Annual Meeting and the monthly meetings. Two Board members' terms (President and Secretary) will end in January, so members of the community need to be encouraged to attend the meeting, send in their proxy votes if necessary, and to volunteer to serve on the Board. Not only will there be an election for members of the Board, but there will also be proposed changes to the Covenants that will require votes by the membership.

D. Suggestion from Community Picnic to Improve Landscaping. This item was discussed earlier and was referred to the Landscaping and Grounds Committee. (See paragraph II.C. above.)

E. Request to Survey Safety of Tot Lot. The Vice President noted that his son found a loose bolt and put it in his mouth while in the Tot Lot. A panel on a piece of playground equipment is missing a bolt. He also noted a broken piece on the see-saw. He and Mr. Feuer said they will inspect the equipment for needed repair work.

F. Council on Common Ownership Communities. The President and Vice President recently attended a meeting of this county-sponsored body. He noted that the county has an excellent, free resource on conflict resolution. The Council has a good web site and newsletter on issues important to communities.

V. Old Business

A. Board Vote on 2008 Budget. The Board had gone over the initial 2008 budget proposal line-by-line at the last meeting. There have been several discussions of the proposed budget by the Board and by the Budget and Finance Committee. At this meeting, the Board formally voted to approve the budget proposal. The budget will next be presented to the Homeowners Association as a whole at the Annual Meeting in January.

B. Proposal to Change Covenants re Plastic Trash Bags. The Covenants Committee had previously recommended to the Board that the Covenants' definition of "container" for trash disposal be amended to allow trash in plastic bags to be put outside for collection no earlier than 5:30 AM of the morning of collection. At the last Board meeting, the Board decided to request clarification from the Committee about the rationale for this recommendation. The Committee explained that it tried to balance potential safety and pest issues with the lack of any evidence that the use of plastic bags has resulted in such problems. The Board discussed this issue at length. It was noted that the community has had at least one instance of rat infestation in years past although it was not linked to plastic trash bags. The Board concluded as follows: 1) The Declaration of Covenants should be amended by adding a paragraph 1.19 to define "Container" thusly: " 'Container' shall mean any hard plastic or metal receptacle or bin." 2) Paragraph VII.2.e should be amended to read "Paper or plastic bags containing food trash, or garbage must be in a container." 3) The Board voted to delete any references to placing plastic bags outside after 5:30 in the morning. The Board will notify the Committee of its decision.

C. Gate to the Metro. The Vice President noted for the record that the gate lock has been fixed and the Board expressed its thanks to Rodney Rudd for personally taking care of this issue.

VI. Next Meetings: The next meeting will be November 12, 2007 at 7:30 PM, at the same location. All HOA members are encouraged to attend. The subsequent meeting will be December 10, 2007. The Annual Meeting of the full HOA membership will be held on Monday, January 14, 2008.

This meeting adjourned at 9:11 P.M.

Respectfully submitted,
Francis L. O'Donnell, Secretary