

Forest Glen Station Homeowner's Association
Executive Board Meeting
April 9, 2007

I. Call to Order. The meeting was called to order by the President, Catherine Bocskor, at 7:34 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; Kevin Covert, Vice President; Allen Feuer, Treasurer; Francis O'Donnell, Secy.; and Charles Ehrlich. **Others Present:** Rodney Rudd, Ron Maccado (CMI).

Approval of Minutes of Last Meeting. The Board approved the minutes from the meeting of March 12.

II. Officer/Committee Reports. No officer reports.

A. Budget Committee: No report.

B. Covenants Committee. Birgit Mitchell sent a report to the President. The Committee met and Judith Tiktin will serve as Secretary of Committee for the next three months. The Committee had received complaints about the appearance of a resident's yard and asked about the Board's progress on this issue.

C. Landscaping and Grounds Committee. Mr. O'Donnell reported on a message from Vincent Hughes about the clean up on March 31 in the forest preserve area. Mr. Hughes recommended Board approval to contract for pick up of the cuttings and to plant some native plants on the edge of the preserve area. There was discussion also about one resident who may have cut down some shrubs in the preserve area. The President said she would talk to the resident. The Board asked that the Committee make recommendations about new plants. The Board concurred with the proposal to combine pick up of the cuttings with pick up of fallen bamboo behind the single family homes. The pickup would be best after more brush cuttings have been accumulated, perhaps after a repeat cleanup in the near future.

D. Parking and Safety Committee. Mr. Rudd had performed a walk around the neighborhood but does not have a formal report or recommendations yet.

III. Open Forum. No issues were raised or discussed.

IV. New Business.

A. Follow-up with Adam Pagnucco and Americana Finnmark. The President spoke with the President of the condominium association from Americana Finnmark. That association agreed to host a meeting about the Georgia Ave.-Forest Glen Rd. intersection and about the proposed Metro townhouse development. The meeting would include our HOA, the Americana Finnmark association, and the Forest Estates Community Association (Mr. Pagnucco's community). In addition, other nearby community associations would be invited.

B. Cover for Storm Drain Openings. This issue was about the possibility of installing screens over the storm drain openings to prevent objects falling in. The Board felt that this was not likely to be feasible. The openings undoubtedly meet county specifications. Moreover, screens would likely collect debris and prevent water from entering the storm drains.

C. Maintenance items. A recent police chase apparently resulted in some damage (a long groove) in Darcy Forest Drive all the way from Forest Glen Rd. to Clark Place. There was concern that the groove might be the origin of disintegration of the road over time. Because it is a Montgomery County road, the Board felt that the county should be notified. Mr. Maccado said he would contact the county.

Several street lights on Darcy Green Place are not functional. Mr. Maccado said that a repairman was there today to inspect them and, possibly, to fix them. During the daytime he could not tell which were not

working, so this issue remains open. Mr. Maccado will follow up on this. He will also see about getting a latch put on the gate to the storm water retention pond area.

The parking sign (warning that violators will be towed) at the corner of Darcy Forest Drive and Darcy Green Place has fallen apart and the post is leaning. Mr. Maccado said that he would notify Henry's Towing to repair the sign. Mr. Rudd said he will attempt to retrieve the sign in anticipation of Henry's repair work. The President noted that she has warned parking violators that they run the risk of having their cars towed. She has distributed tickets of warning and noted that only members of the Board and of the Parking and Safety Committee can give out the tickets.

Mr. Rudd mentioned the earth sinking next to the storm drain near the tot lot. The President and Mr. Maccado have been in contact with Mr. Ambrogi of the landscaping company. Workers have identified and marked about six locations in the community where there is such sinkage. Mr. Maccado got a repair man to put an extension on a downspout near one sinking area. The landscaper said that his workers will fill in the holes. Cost will be about \$130. Mr. Maccado said that such settling is common in new communities.

Many residents in the community noted that Potomac Disposal failed to collect their trash on Saturday, April 7. Some residents' trash was collected. Mr. Maccado will contact the company to complain and seek more reliable service in the future.

V. Old Business.

A. Tot lot panel repair. Mr. Maccado arranged for a repair man to inspect the broken panel. As a result, the plan is to move the bracket and the fastening hole to fix the damage.

B. Gate to the Metro – Persons with Keys Not Locking the Gate. A warning sign was approved at the last Board meeting and the sign may have been installed today. Compliance will be monitored.

C. Snow removal complaints. Mr. Hughes wrote a long email to Mr. Ambrogi of A&W, describing the complaints. The President herself had a long talk with Mr. Ambrogi. Afterwards, she approved payment of the bills. One complaint was that piles of snow were being pushed to ends of alleys, blocking residents' egress from their garages. Explanation was that the trucks can not lift the snow over the curbs. A truck to do that would be much more expensive. Complaints about the use of picks and shovels on sidewalks arose out of concern about damage to the sidewalks. Apparently no damage resulted. On the day of the ice storm, Mr. Ambrogi stopped the workers before they had cleared all of the sidewalks because the nature of the storm would demand almost continuous, repetitive removal that would become very expensive. Instead, the workers switched to applying ice melt and sand. The Board concurred that Mr. Ambrogi should consult with the Board before making decisions based upon budgetary considerations, although they accepted his judgment in this instance. The President said she would notify Mr. Ambrogi about this sense of the Board.

Mr. Ambrogi also said that he plans a neighborhood walk through with Mr. Hughes at 3 P.M. on April 23 to discuss other landscaping issues. One item will be the use of river stones, instead of tree stumps, to protect the corners from the trash trucks.

D. Landscaping covenant violations. The President sent a letter two weeks ago to the owner asking for a landscaping plan to be sent to Mr. Maccado within four weeks. Mr. Maccado has not yet received a plan. The primary concern is the appearance of the lawn area, which needs cutting, weeding, and reseeding. If the owner does not respond, the HOA can contract for such services and assess the owner for the costs. If the owner does not pay the costs, a lien can be placed on the property. The President will advise the Covenants Committee of the plan.

VI. Next Meetings: The next meeting will be May 14, 2007 at 7:30 PM, at the same location. All HOA members are encouraged to attend. After that the next meeting will be June 11, 2007. The meeting adjourned at 8:34 P.M.

Respectfully submitted,
Francis L. O'Donnell, Secretary