

**Forest Glen Station Homeowner's Association**  
**Executive Board Meeting**  
**August 24, 2009**

**I. Call to Order:** The Board meeting was called to order by the President 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 were Frank O'Donnell, President; Birgit Mitchell, Vice-President; Chuck Ehrlich, Treasurer; Clara Witt, Secretary; and Joe Hubbard, Member at Large.

Others Present: Rodney Rudd, Mary Jo Valquez, Kathryn Martin, Sadia Malin, Arlene Jenkins, Carmen Jenkins, Camilla Jones, Allison Martin, Susan Morris, and Arsenio Pajariunua. .

**II. Approval of Minutes of Last Meeting.** The July 13 meeting minutes were reviewed and approved.

**III. Officer/Committee Reports**

**A. Treasurer's Report.** The July financial report from CMI appeared to be in order and the HOA budget seemed to be on target. It was noted, however, that it seemed that more homeowners than usual were delinquent in payment of their assessments. CMI will be queried to see if this is in fact true.

**B. Parking and Safety Committee.** The Board's previous plan to number reserved parking spaces on Darcy Green Pl. was put on hold pending further deliberation by the Board. (See discussion below in VI.B.)

**C. Landscaping and Grounds Committee.** No formal report. But CMI is following up on the cherry tree that obscures the Stop sign at the corner of Darcy Forest Drive and Clark Place. The tree will be relocated in the fall. The sink holes near the tot lot and on Clark Place have been filled. CMI is still working on getting bids for curb work. It was mentioned that Committee members have noted dead trees and shrubs on homeowners' properties. These should be removed to prevent fire risk.

**D. Social Committee.** No report.

**IV. Open Forum.**

**A.** A meeting attendee asked the Board to increase its efforts to notify homeowners and residents about issues before the Board. It was suggested that Board meeting agendas be posted before the meetings, and that meeting minutes be posted in a timelier manner after each meeting. It was stated that more information sharing in advance of meetings would help engage more homeowners and residents in HOA discussions and decisions. Mr. O'Donnell volunteered to draft informal notes about what is happening in the Community and post these notes on the list-serve. Copies of these notes will also be posted on the bulletin board. Email messages were discussed as a way to share information with the Board and community members in a timely fashion.

**B.** A resident mentioned that on the early morning of August 23 a parked car was broken into in the Community. There have been other break-ins recently as well. Board members recommended that everyone be diligent in properly locking their cars and homes and that persons seeing suspicious behavior should call the police. Another resident mentioned that street lighting in the community is too dull. Residents should consider leaving their exterior lights on to help brighten up the streets, mews and alleys. CMI will be asked to explore the feasibility of using motion-sensor lights in the Community's common areas.

**V. New Business.**

- A. **Rodent sightings in the community.** Community members have been seeing rats around the townhomes and they appear to be attracted by garbage bags being left out in the alleys. The use of just bags, without solid trash bins, has been a recurrent problem in the community even though it is a violation of County Codes and the Community's Covenant. All garbage left outside for pickup must be contained in covered trash bins. The Board will post a copy of the relevant sections of the County Code and the Covenant on the bulletin board. The Covenants committee is asked to talk with the homeowners seen violating the Code and Covenants to increase their awareness of the public health and pest control implications of their actions. The Board will ask CMI to explore getting a quote from a pest management company for an ongoing program in rodent abatement.
- B. **Nominations and confirmation of new Covenants and Social Committee members.** Camilla Jones offered to join the Social Committee and to serve as its new chair. The new members of the Covenants Committee are Ravi Venkataramani and Allison Martin.
- C. **Use of tot lot by a day camp.** A non-HOA group is using the tot lot for organized day camp activities. This unauthorized usage has legal and safety implications for the Association. The Board is asking CMI to talk with the group and get them to cease using Community property for their activities.
- D. **Application for installation of a patio at 2107 Darcy Green Place.** The Board was asked to review an application to install a patio at 2107 Darcy Green Place. Now that a Covenants Committee is formally constituted, the Board asked the Committee to review the application and make its recommendation to the Board as per normal procedure.

## VI. Old Business.

- A. **Landscaping and Grounds maintenance.** The Board was asked at the last meeting to consider a more formal agreement with the property owner at 9834 Darcy Forest Dr. on funding the electricity bill for the street light on Clark Pl near Darcy Forest Dr. CMI was to develop a compensation formula based on the monthly electricity rates for HOA operated street lights. The Board noted that a compensation line item has been included in the monthly HOA budget report. CMI is still drafting up the agreement.
- B. **Parking.** There was a lengthy discussion about reserving parking spaces in the parking lot adjacent to Darcy Green Court and on Darcy Green Place. Earlier this year, the Parking and Safety Committee had reviewed this issue and made recommendations to the Board. The issue concerned the 6 homes at 2101-2111 Darcy Green Place and the 4 homes on Darcy Green Court. None of those homes has a garage, so the parking lot between them contains 20 outdoor parking spaces. Only 10 of those spaces have markings indicating that they are "Reserved". The residents in these homes had complained to the Committee and the Board in the past about persons from other parts of the community and from outside the community using the lot. Further, residents of the 6 homes facing Darcy Green Place had asked if the 6 spaces in front of their homes (curbside parking on Darcy Green Place) could be marked as reserved parking for their homes. Earlier this summer, after the Committee made recommendations to the Board, the Board decided, at the July 13 Board meeting, to authorize CMI to mark as "Reserved" the 6 curbside spaces on Darcy Green Place in front of the 6 homes indicated above and to mark 4 additional spaces as "Reserved" in the lot on Darcy Green Court. The goal was to assure that an overall minimum of two parking spaces would be available for each townhome in the Community.

Following the July 13 meeting, other community members raised objections to the Board decision, primarily based upon the notion that the curbside parking places on Darcy Green Place should be available for all residents living on Darcy Green Place and should not be reserved, as was planned in the decision on July 13. (Following receipt of this point of view, the President directed

CMI to postpone the painting of reserved spaces until the issue was resolved.) In the discussion at this meeting, the point was made that there was generally insufficient parking in the Community as a whole, and that the problem would be made worse by removing access to 6 curbside spaces. It was further argued that the Board does not have the authority to diminish communal parking space by reserving spaces for specified townhomes. It was argued that at the most only one parking space should be reserved for the townhomes without garages. There was general agreement that part of the parking problem is that the number of parking permits currently in circulation exceeds the number of parking spaces available. Additional discussion points covered the following: 1) the slope of the grassy area between the parking lot and the backs of the homes on Darcy Green Place made entry into those homes more difficult in bad weather; 2) some of those homes do not have doors that open to the grassy area; 3) the parking along the street should not be reserved because of the need for residents in the community to use those spaces for deliveries during the day.

Chuck Ehrlich made a motion, on the basis of safety concerns, that the Board assign 6 reserved spaces on Darcy Green Place for the townhomes at 2101-2111 Darcy Green Place without garages as an interim measure pending further Board investigation and deliberation. The motion was defeated by a vote of 3 to 2.

The Board agreed to revisit this issue at the next meeting and to re-involve the Parking and Safety Committee for its input.

**VII.** The next meeting of the Board was scheduled for October 5 at 7:30 PM at the same location.

Respectfully submitted,  
Clara J. Witt, Secretary