

Plantations Two HOA – October 18, 2018 – Meeting Minutes

Attendance:

Board Members:

Aliza Robin, President (via phone)*
Susan Hatter, Vice President
Jennifer Wrona, Treasurer
Sara Lowe, Secretary
Cheryl Yost
Drew Lowe
Austin Wolner

Other Community Members:

Joo Yoon Chung
Gee Kim
Joe Crossan
Trevor Metzman
Susan Powers
Hannah Glaser
Suzanne A. Rolunson
Eugene Rose
Ron Bridge
Brian Connolly

*Note meeting was conducted by Susan Hatter

Agenda:

- Approve Minutes (September 17 & October 1)
- Approve 2019 Budget
- Upcoming Dues Mailer
- Updated Pool Member Information Forms
- Bulk Trash Issues on White Pillar Terrace & General Townhouse Issues
- Reports/Updates:
 - Cul-de-sac Circles Grass Repair
 - County Tree Program
 - Path Repairs
 - Tennis Courts Repairs
 - Resident Hazardous Tree Complaint

Minutes:

Motion made to approve September 17 minutes (with removal of red comments) and October 1 special meeting minutes; motion seconded; motion carried.

Budget:

- Discussed 2018 WSSC rate increase and possible increase again in 2019. Decision made to keep proposed new 2019 budget as presented..
- Motion made to approve the updated 2019 Budget; motion seconded; motion carried.

General: Open discussions were held with community members regarding townhome issues. Specifically:

- **Bulk Trash Issues on Whitepillar Terrace** – several emails to Board and meeting attendee complaints regarding the increasing bulk trash problem were discussed.
 - The Board reported that they have made efforts in the past to resolve the issue through eblasts and reminders, hand delivered flyers, etc. Additionally, when notified of an issue, the Board has scheduled pickups for bulk trash with the trash contractor. However this will practice not fix the underlying issue.
 - The Board also reported that they have little to no recourse to correct the problems because (1) they cannot identify the violator(s), (2) if violator(s) are identified there are limited violation sanctions, and (3) they cannot impose fines.
- **Potential Short-Term Solutions/Suggestions for Bulk Trash Issues** discussed:
 - A flyer hand delivered/mailed to each townhome addressing the trash issue specifically. Something that doesn't look like junk mail. Include information on the flyer regarding the 2 free pickups. Cheryl Yost, ACC Chair, was planning to do a flyer in the coming week.
 - Post card mailers to residents, but concerned that post cards will just be thrown out.
 - Look into Door hanger notices on each home which might be better than flyers.

- Board members and neighbors have offered to call in a one-time bulk pick up against the address that is leaving the trash. Note that residents can go online and schedule a house pickup and state that it's not their pickup that you are using. Include what items are there for pickup. Can take about a week for an actual pick up.
- A resident witnessed a neighbor dumping bulk trash and address was provided to the Board.
- Currently 4 piles of bulk trash on street; a resident has offered to consolidate existing trash into 2 piles for easier pick-up and/or remove the trash himself.
- **Potential Long-Term Solutions/Suggestions for Bulk Trash issues** discussed:
 - If the Board knows which resident (address reported to the Board) has dumped trash a Violation Letter can be mailed to the resident/tenant and homeowner. Then, potentially, a special fee based pickup could be scheduled which would be invoiced to the HOA, and then actual invoiced cost can be charged to the resident/homeowner (not a fine).
 - Install temporary Trash Rules signs on parking peninsulas. Community members did not think this would be particularly helpful, and do not want signs posted in the neighborhood.
 - Build Designated Trash Areas, which has been discussed in the past. Community members (1) had concerns regarding space to build areas; (2) trash areas could create other potential issues; and (3) they may be an eye-sore.
 - Delete existing contracted bulk pickups and create a Roll-Off Trash Pickup twice a year at the pool parking lot. Concern voiced that this might not be a long-term solution because it wouldn't solve issues of tenants moving and leaving behind their trash.
- **Overall Downturn of Appearance and Upkeep within the Townhome Areas** discussions:
 - Townhouse concerns go beyond just the bulk trash, trash & recycle issues. Townhouse owners, residents, and community neighbors have noticed that grass is not being cut, yards are not being properly maintained, trash cans and bins are being left out, many items are being left in front yards, general exterior home maintenance is not being done, etc.
 - Suggestion to contract with Potomac Disposal or C&C Lawns to start picking up all trash cans and recycle bins which are left out on the street after scheduled trash day.
 - It was reported that the Montgomery County Housing Opportunities Commission (HOC) has changed management to an outside contractor which has contributed to lack of follow through in relation to maintenance issues and violations in HOC townhouses.
 - Community members would like there to be more ACC inspections done.
 - Ron Bridges informed the Board that Montgomery County's Commission on Common Ownership Communities (CCOC) has 2 inspectors who can assist in dealing with community issues.
 - Discussed creating a Townhouse or a Grounds Subcommittee to help monitor, report, and work with the Board to correct issues.
 - A number of community members at the meeting stated their willingness to join the committee; a sign-up sheet was passed around. Susan Hatter will email the volunteers the list of names and email addresses.
 - Committee title was discussed. Board clarified that the existing Grounds Committee would remain intact and this new committee or subcommittee would work independently on specifically defined tasks related to the townhome areas.
 - Board suggested the volunteers meet, come up with a committee title, appoint a chairperson, and update the Board.
 - Board clarified that committees have no authority to act on their own without prior discussion(s) with and approval(s) by the Board.
 - To increase Community involvement it was suggested that it might be helpful to hold a weekend meeting regarding a particular issue and advertise to the community in advance.

- Board made suggestions on how all homeowners can assist the HOA with community issues and concerns:
 - Homeowners can write or call our local council members to encourage them to help with our overall community concerns.
 - Report issues handled by the county directly to the county via 311.
 - Homeowners can take a more active role by notifying the Board when they notice violations or issues so that the Board can take appropriate actions.

Pool Report:

- Reported there were no staffing Refunds from Georgetown Aquatics for weather related pool closings. The contract Manager makes pool closing decisions, and this year the pool remained open during inclement weather keeping minimal critical staff/lifeguards at the pool.
- Pool Information Sheets were Updated to capture more accurate information and distributed to the Board for review. Additional suggested changes to the form were:
 - Change “proof of residency can be requested” to “may be required”.
 - Change language to read “Pool Access Tags received in 2018 have been turned off. All 2018 tags are still valid but will only be reactivated upon receipt of your updated Pool Membership Information Sheet.”
 - Form approved with new changes. No vote required.

Grounds Reports:

- **County Tree Program** Information and Update:
 - County approved approximately 40+ free trees for installation and maintenance.
 - The program requires a specific amount of green space to install trees. The purpose of the program is to provide shade for paved public areas.
 - The trees are on order but due to weather delays planting will not until November or December.
 - The county will mark where trees will be planted, contact Miss Utility before planting; and do a final review with Board of the marked locations before planting.
- **Street Trees:** Members discussed Dying Oak trees along Rolling Fork Way. Some trees are considered “street” trees and are the responsibility of Montgomery County Department of Transportation (DOT), however the county claims that some of the trees are not “street” trees and are the homeowner’s responsibility. Board suggested homeowners contact DOT via 311 directly regarding any street trees on their property. All trees on a homeowners’ property are the homeowners’ responsibility and not the HOA’s.
- **Common area tree** encroaching neighbor’s property discussed. Board noted:
 - If it is dead or posing a hazard report to the board to address the issue.
 - If it is a live tree growing over the property line, homeowners have the right to trim the portion of the tree which is hanging over their property line.
- **Erosion Repair** behind the townhomes on White Pillar Terrace was discussed.
 - Concern the new storm water management (SWM) area is unsightly.
 - Concern that the water is slow draining and the standing water is creating a mosquito issue.
 - Community members joining the new subcommittee indicated that they would be willing to contact county to request a survey of the potential mosquito problem.
 - Questioned possibility of installing trees from the County Tree Program around erosion area. Suggested trees may help beautify the area and help with standing water.
 - Eugene Rose (in his professional opinion) stated that the SWM area is working as intended, drains properly, and there should not be trees too close to the SWM area which could compromise the integrity and overall function of the area.
- **Cul-de-sac Circles Dead Grass Update:**
 - C&C Custom Lawn Care invoice for repairing cul-de-sac circles was received and paid.
 - Only one initial watering was done and the grass is starting to grow.

- It was observed that the contractor did not do all the repairs as per contract terms. Issue was reported to company owner and the incorrect repairs were redone.
- Revisited issue of reimbursing homeowners who repaired the circles on their own (previously discussed and voted on at October 1 Special Meeting). Concerns:
 - Even though the homeowners did not ask for prior approval, they did do something to help the community.
 - Should the board compromise and reimburse the homeowners based on actual costs incurred, based on contract cost per circle, etc.?
 - Send a letter to homeowners to explain boards' reluctance to reimburse them?
 - The Board would like to keep community relations good, but there is concern that reimbursement would set a precedent that community members would act on their own without prior approval, and expect reimbursement.
- **Trash truck damage** to circle on Primrose View Court: Sara Lowe called and emailed contractor, but has not heard back yet. Follow up despite our ongoing trash issue on White Pillar.
- **Path Repair Update:**
 - Repairs are delayed due to extensive amount of rain. Path from school to Pecan Grove was completed in August with the rest of Phase One to start the end of the month, weather permitting.
 - Contractor stated no problem working through the winter depending on the weather and temperature.
 - New paths will all be 5 feet wide.
- **Tennis Court Update:**
 - Repairs consist of power washing court, drilling out the crack, fixing crack with Armor Crack repair, and using 3 coats of seal/paint; entire court area will be repaired.
 - Repairs are now delayed until next spring because the temperature cannot be lower than 45 degrees for a 24 hour period after repair is completed and the court must be dry before and after completion of the repair. Contractor is guaranteeing current contract price for next spring and will re-clean the courts (at no cost) before starting the repairs.
 - Nets will be replaced and the poles will be checked and replaced if needed. Noted that there is also a crack around one of the poles.

Social Committee Report:

- This year there was a charge for Kids' Night attendance.
- Total spent on social committee \$1,291. Social budget has \$750 left.
- Fire Department contacted regarding Santa this year, however they have not gotten back to Jennifer Wrona (she will follow up on this issue).

ACC Report:

- No resale certificates and No ACC Improvement Requests.
- Resident reported 2 dead/hazardous trees on a neighboring property.
 - Board informed resident that they should report the problem to the County by calling 311. Resident confirmed that the County is coming (2 weeks) to inspect trees and will make suggestions or enforcements.
 - The Board is also sending a letter to the property owner to inform them that the trees have been reported to the Board.

Upcoming Meeting Dates (Subject to Change):

November 15, 2018 No December Meeting January 17 (to be confirmed)