

Plantations Two HOA – January 10, 2019 – Meeting Minutes

Attendance:

Board Members:

Aliza Robin, President
Jennifer Wrona, Treasurer
Sara Lowe, Secretary
Cheryl Yost
Drew Lowe
Austin Wolner
Daniel Thorpe

Other Community Members:

Shivangi Bhatt
Joel Martin

Agenda:

- Approve Minutes (November 29, 2018 meeting)
- Review Balance Sheet for 2018 Fiscal Year
- Discuss Swim Team Yearly Donation
- Other Community Member Issues
- Committee Reports/Updates including:
 - County Tree Program
 - Path Repairs
 - Tennis Courts Repairs

Minutes:

Vote for approval of November 29, 2018 minutes tabled for February 2019 meeting.

Budget: Review of Balance Sheet for 2018 Fiscal Year

- Income in 2018 was \$11,636.07 over projected budget.
- Capital reserve amount was higher than budgeted due to necessary pool repairs and the erosion area repaired.
- HOA discussed questions regarding the \$1,500 budget item for the swim team.
 - This is a donation made to the swim team from the HOA because the board feels the swim team is a benefit to the community, and in 2018, we had an increase in outside pool memberships due to the swim team which creates additional income for the community.
 - Questions/discussions about whether to change the amount of any budgeted donation for the swim team is discussed and voted on during the budgeting process every year.

General -- Community Member Concerns:

- A vehicle received a citation warning by Montgomery County Police while it was parked at the pool parking lot. The citation was for not having a Maryland registration. Community member(s) were wondering if this was initiated by the Board.
 - Board confirmed that we did not initiate any request for this citation notice.
 - The county cannot issue citations for parking violations for vehicles on private property within the community, but they can ticket for registration violations.
- There is a car that parks in front of the mailboxes on Melrose Square Way where there were previously “no parking” signs. This is a concern for many reasons, including blocking mail delivery and flow of traffic.
 - This is a public road and it is believed that some “no parking” signs were removed from areas on Melrose Square. The Grounds Committee will work on contacting the county to replace the missing signs.
- A community member discussed concerns about regulations for noise control after quiet hours in neighborhood (9 pm):

- There is a resident that is routinely loud after quiet hours and the neighbor(s) have tried talking to the resident regarding the noise levels and have tried calling a complaint to the police. However, little to no results were accomplished.
- The Board can send a reminder regarding our quiet hours per our bylaws and county laws.
- Discussed the continuing concern over trash on the townhouse islands:
 - Community members confirmed that the Board's townhouse notice regarding trash was received, however, they are still concerned that residents are still not using trash cans and/or they are leaving their trash cans out for extended periods of time.
 - The Board mentioned that there have been attempts to form a townhouse committee which could be potentially helpful for these types of issues; however, the potential volunteers have not followed through on setting up the committee.
 - The Board will do another eblast regarding the new website (which has reminders about trash regulations), quiet hours (which are also posted on the website), and will include a reminder about the use of trash cans, and homeowners/residents responsibility for removing their emptied trash cans from the street/islands.
- The trash cans near the pool and tot-lot keep disappearing. It is believed that the trash removal company does not put the trash can back once they empty it.
 - Discussed possibility of removing the trash can(s) altogether due to continuous missing trash can(s) and inconsistency of trash pickup by contractor.
 - Removing them, however, may cause for increase in litter.
 - Possibility of removing two existing trash cans and replace with one larger trash receptacle closer to sidewalk area around pool lot which would be easier for the contractor to pick up.
 - The Board will contact the trash contractor to remind them that (a) the trash cans are there and need to be emptied regularly, and (b) when it is emptied to return the trash cans to the holders.

Pool Report:

Kristy Burrows may be stepping down as the pool committee chair and would like to train someone on the pool procedures for to take over next year (2020). Her timeline for stepping down is currently unclear.

- Spring would be the best time to train a successor, so they can be trained on opening procedures, maintaining and updating our membership database, and general management operations of the pool.
- Our annual Outside Pool Membership letter, invoices and financial policies need to be sent out by February 15, 2019. We need to clarify who will be responsible for reviewing the letter and policies for changes before they are sent to the members by our bookkeeper. We will contact Kristy regarding meeting on these issues ASAP. Additionally, the changes and updated policies need to be uploaded to the website.
- There have been changes to the procedures for requesting a pool party and the pool party rules. The Board needs to make sure that these are also up-to-date, uploaded to the website.
- Previous concerns regarding the pool water level were discussed. Drew Lowe called several other pool companies and clarified that it is normal for the water to be drained 12-18 inches below the top/tile, as long as the water is covering the lights. However, the water level in our pool is barely covering the lights. It was decided that an email should be sent to our pool management company asking them to confirm that our current pool levels are sufficient to avoid freezing and cracking.

Grounds Reports:

- County Tree Program Update:
 - Per the current tree installation plan coordinated between our HOA and the county, the Plantations Two community was slotted to receive approximately 45 FREE trees during our initial planting.
 - In December the county contractor planted approximately 35 trees.
 - So far, trees have been planted along the front of the pool parking lot, around the outside of the pool fence, on Melrose Square Way, along Rolling Fork Way between the two Melrose Square entrances, and along the path starting on Rolling Fork Way (near Melrose Square) going toward Pecan Grove Lane.

- The trees that were planned to be installed by the neighborhood entrance signs along Rt. 124 and along Rolling Fork Drive were not planted yet. It is possible that there has been a delay in delivery of the trees because of the weather which will probably delay these trees until spring.
- Also 3 willow oak trees on the current plan near the tot-lot and tennis courts will not be planted until spring because willow oaks do not usually survive cold weather planting.
- Another walkthrough with the county is planned to take place in the spring to designate locations for a possible second FREE tree planting.
- Path Repair Update: Paths are on hold until next spring due to the excessive amount of rain and upcoming winter cold.
- Tennis Court Repair Update: Currently our repairs are next on the schedule to start once the weather is warm enough. It is anticipated that the repairs will begin towards the end of April.
- There is an erosion issue near the play court storm water drain runoff area that was “repaired” by the county.
 - Since the repair the water run off issue has become increasingly worse.
 - The repair material(s) that were installed below the storm drain have washed down away and down through the runoff area and caused additional issues/damage to the runoff area down and over the path. However, we feel the county is responsible for the repair of this current issue and not just the first 15” which is technically all the county is responsible for, since their installed repair failed.
 - Sara Lowe and Cheryl Yost will discuss the details of the damage that was caused by the county’s work and Sara will prepare a letter to County Executive giving notice of the damage caused by the county’s improper repair of the storm drain and run off area.
- Update regarding the bulk trash that was at the entrance of the neighborhood in December 2018.
 - It was confirmed that this bulk trash was left there due to an eviction. Per state & county regulations, items removed from a property due to an eviction must be placed along a main county road for a specified period of time. This explains why the bulk items were left on Rolling Fork Drive.

Social Committee Report:

- The Holiday Fest was a success. There were many reports that the kids had a lot of fun and the Damascus High School band was great and entertaining. Unfortunately, there was 1 noise complaint.
- Discussed creating an events page on the website so that we can post pictures from past events and post details about future events.
- The Board is still in need of a social committee chair. It decided we would do an eblast requesting a Social Committee Chair. The eblast, we will also include a request for a replacement Pool Committee Chair.

ACC Report:

- Approved 1 request for a fence
- Completed 2 resale certificates

Upcoming Meeting Dates (Subject to Change):

February 7, 2019 March 14, 2019 April 11, 2019 (Annual Meeting – in Staff Lounge)
 May 9, 2019