

# The Orchard Hill Homeowners Association



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## **Minutes from Annual Meeting**

**May 28<sup>th</sup> 2015**

Meeting began at 7:00pm

### **In Attendance:**

Kathi McMahon, Susan Lutz, Steve Joseph, Cynthia Daniels, Sharon Trudel

Discussed last meeting's minutes of May 2014. A motion to accept last year's minutes was initiated and seconded. Motion carried.

Kathi discussed the need for volunteers to step up for Board positions this year, mentioning that Board positions need to be staggered every few years, and current Board has continued working over many years as no one has stepped up yet.

Board and property owners discussed survey, and Kathi will advise date for when survey will continue. Requested property owners to not remove survey markers.

Steve Joseph, treasurer talked about budget for 2015. Property owners asked about reserves and why the reserves were so high – is there a cap on the amount of reserves we need in the budget etc.

Board explained that reserves are kept high for many reasons. We will be purchasing new playground equipment for Tot Lot, which is expensive. We like to keep reserves for any emergency purchases and other unforeseen contingencies as well as future projects.

Homeowner questioned the upkeep of Oakland Mills Road, mentioning broken branches and unsightly mess of the berm. She asked if there was money in the budget to clean up our side of Oakland Mills Road.

Kathi will get a proposal from LGLU for berm cleanup and trees.

Kendra suggested we start a beautification project around the neighborhood and have guidelines regarding all homeowner's responsibilities. If property owners do not comply, there would be a fine imposed.

Board discussed the hiring of a Management Company and what jobs they would be taking over from Board. The Board will still exist as an intermediary between Management Company (MC) and property owners. The Board will also be responsible for newsletters, audits and reports. The MC will be taking over new home sales, 3 mailings a year, collecting dues and a yearly home inspection etc.

Homeowner proposed that we pay for first year with MC out of OHHA reserves. Board agreed to increase dues at the usual 5% per by-laws and pay the \$43.00 difference per property owner out of reserves, which will make the dues for 2015, \$331.59 instead of the original amount of \$374.59.

Tim motioned for this vote, and Clarissa seconded. Motion passed.

Wanda mentioned that most management companies charge a lot more than the company Board chose to represent OHHA.

Board would like to email Newsletters to property owners to minimize the amount of mailings. We need to collect all property owner's current email addresses. Notice of newsletters will be posted on all mail boxes around OHHA. If homeowners do not have computer access, they can get a hard copy of the newsletter by calling Board and requesting one.

Kendra suggested we try List Serve for our email distribution and has volunteered to look into it.

Property owners voted on MC in principle:  
George motioned to empower Board to choose MC  
Marianne seconded motion. Motion passed.

Marianne motioned to keep \$500 in budget (line 5) for a yearly inspection by MC  
Kendra seconded. Motion passed.

Once again, Kathi asked for some new volunteers to step up and become Board Members or Members-at-Large. Heather Joseph mentioned to homeowners if they're not happy with the way things are done, to step up and become Board members. Bennet Moe offered to look at budget numbers and Steve Nowak will think about volunteering on Board. Tim will think about becoming a member-at-large on Board.

Kendra mentioned again to make all property owners a part of a beautification project and to fine people who don't comply. Kendra is concerned with property values possibly declining on Blue Dart.

Steve addressed issue of property owners needing to improve and maintain their properties on Blue Dart.

Clarissa who is OHHA Webmaster reminded everyone at meeting that we have a complaint form on our website.

Property owners discussed the problem of a homeowner on Harvest Rise who has multiple families living in home and their cars parking around inner and outer circle. Calling Police has been ineffective to date. Tim asked if Lawyer could do something. Can we possibly get a NO Parking sign around circle. All concluded nothing much could be done regarding this problem.

Budget topic came up again regarding cost of new Tot Lot equipment being installed. Board is waiting for survey to be done before buying equipment, to make sure property lines are correct.

Kathi will talk with Greg from LGLU regarding possibly mowing hedgerow area behind Tim's property if it's connected to common area.

Clarissa motioned to approve budget. Heather seconded. Motion approved.

Meeting adjourned at 8:43pm.

Submitted by Cynthia Daniels

Secretary.

Below please find list of all attendees for 2015 Annual Board Meeting

Name	Address
Doris DANIELS	6243 Harvest Rise Ct.
Freida Wallers	6279 Blue Dart
Mary Ann Zimmerman	6246 Harvest Rise Ct.
Ninya Jurgon	6291 Dawn Day Dr.
Wanda Franklin	6244 Blue Dart
Elsworth Lut 2	6252 Dawn Day
Kendia Reinmann	6268 Blue Dart Pl
Bernett Mae	6088 Dawn Day
Steve & Loretta Black	6236 Light Point Pl.
Christa Kinnun	6241 Blue Dart Pl
Tom McCormack	6225 Copper Sky Ct
Cecilia Costez	6231 Harvest Rise Ct
Rene Hernandez	6277 Dawn Day Dr.
George Pleat	6263 Dawn Day Drive
Wayne Thalassinos	6271 Dawn Day Dr.
Chi Werhan	6205 Hopewell Dr.
Susan Murray	6277 Light Point Pl.
Debra Ann Jones	6284 Light Point Pl.
Heather Joseph	6247 Dawn Day Dr.
Gurney Basnett	6232 Blue Dart Pl
H. Naylor Fitzhugh	6212 Light Point Pl
Jean Jurgon	6291 Dawn Day Dr.
PENNY MORAN	6211 COPPER SKY CT.
FSCRAFFINS	6283 DAWN DAY DR.
FISCHER	WZLY LPP

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