

# The Orchard Hill Homeowners Association



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## **Minutes from Annual Meeting**

**May 27, 2014**

Meeting began at 7:10pm

### **In Attendance:**

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

Discussed last meeting's minutes of May 2013. Rusty Lutz motioned to accept. Clarissa Ferraris seconded. Motion carried.

Clarissa is our new Website administrator and asked for Annual Minutes to be posted on OHHA website.

### **President's Report:**

Kathi discussed that remaining Common Areas and Tot Lot will be surveyed and will send out notices when Survey Company starts measuring and marking property lines. OHHA wants to add playground equipment to Tot Lot and needs to have clear property lines before proceeding.

### **Treasurer's Report:**

As seen in Annual Budget, 2013 was a financially good year for OHHA. There was less snow removal fees, and less dead tree removal fees.

Annual dues will be increased by 5% making the new fee \$315.80.

Also, increasing Home Sale package fees from \$100.00 to \$150.00 will generate additional income.

There are 10-11 property owners who still owe dues. Steve will try and resolve this before the end of the year.

Clarissa suggested we put reserve moneys from budget into a savings account instead of keeping it in a checking account.

Amanda McKay volunteered to help Sharon with some ARC jobs. Amanda would also like to have a trashcan in Tot Lot and would like swings in Tot Lot.

Heather Joseph suggested that volunteers empty trash can in Tot Lot if one is installed. Leslie Smith-Turner suggested looking into Liability Insurance for Tot Lot swings and equipment.

Steve Joseph talked about getting to know our neighbors better and try to be more of a caring community.

Kathi put forth a vote to accept this year's Budget - Clarissa motioned, Rusty seconded. Motion passed.

### **Arborist Report:**

Kathi McMahan talked about a tree on Oakland Mills Rd to be taken out and one being removed on Tot Lot. There won't be any replanting of above-mentioned trees. We may replant pines by entrance at a later date.

After the upcoming survey, we may re-do front. OHHA volunteers will be taking over maintenance of entrance along with Arborist and Board.

We are looking for volunteers to do some planting, gardening and watering to help the Arborist, Kathi with the entrance to Orchard Hill. All plantings and such will be coordinated through the Arborist and Board.

Clarissa Ferraris suggested using native plants to cut back on some maintenance and watering issues.

### **ARC Report:**

Sharon Trudell reminded homeowners that ARC application forms need to be filled out with neighbor's agreement and delivered to Sharon for any outside improvements. Solar panels also need application & neighbor's agreement. Application forms can be found on Webpage.

Also, if you are selling your home, ARC needs to know as soon as possible.

Sharon also advised homeowners at annual meeting that the ARC will be doing more house inspections.

Raymond Baar of 6252 Blue Dart, requested to build a porch. Sharon let him know he needs a copy of his plat as well as ARC application for approval.

Clarissa asked if you need ARC permission to change color of siding. Answer is yes.

### **Old Business:**

The topic of installing a traffic light on the corner of Oakland Mills & Dawn Day Drive was brought up again this year.

President (Kathi) asked for volunteers to step up and form a committee for this purpose and possibly start a petition for a traffic light.

Kathi also asked for volunteers to take over Board positions of President, Secretary and Treasurer.

Kathi and Board would like OHHA homeowners to volunteer for the following events: Yard Sale, 4<sup>th</sup> of July and National Night Out.

Kathi asked annual meeting attendees if anyone would like to get a Dumpster this year. All attendees declined.

Amanda McKay suggested we co-ordinate with Sewells Orchard neighborhood so that our Yard Sales are on the same day. Leslie Smith-Turner will help Amanda with it.

Steve Joseph suggested we hold the Annual Board Meeting in April next year.

Heather Joseph will co-ordinate this year's Halloween Pot Luck.

Amanda McKay brought up the subject of covenant violations, particularly on Harvest Rise Court. There is a homeowner who is renting out rooms in the home sometimes resulting in about 4 to 5 families living under the same roof. This creates a problem with an abundance of cars parked around inner circle of cul-de-sac.

One question discussed was how many families can live in a Duplex home. Calling Howard County Housing Dept was mentioned. Is there a Howard County Rule that covers this problem?

Frank Murray suggested we let people know that there's a coyote and fox back in the neighborhood. Frank and Susan also alerted that people are walking and driving around the neighborhood late at night and for homeowners to lock up their cars and garages.

Meeting adjourned at 8:25pm.

Submitted by Cynthia Daniels  
Secretary.