

**ORCHARD KNOLLS HOMEOWNER'S ASSOCIATION, INC (HOA)**

PO Box 4225, North Potomac, Maryland 20885

[WWW.ORCHARDKNOLLS.ORG](http://WWW.ORCHARDKNOLLS.ORG)

Minutes – 8/20/15

**BOARD OF DIRECTORS (BOD) - Volunteers**

President	Richard Schinner (RS)	301-977-5196	<a href="mailto:evantage@comcast.net">evantage@comcast.net</a>	June 2016
VP1	David Haas (DH)			June 2018
VP2	Lisa Goodman (LG)	301-963-3807	<a href="mailto:goodgrl@verizon.net">goodgrl@verizon.net</a>	June 2018
Treasurer	Mark Tabar (MT)	301-318-8446	<a href="mailto:homaitabar@yahoo.com">homaitabar@yahoo.com</a>	June 2016
Secretary	Michelle Katon (MK)			June 2017

**ARCHITECTURAL REVIEW COMMITTEE (ARC) - Volunteers**

Member Lisa Goodman  
Member George Puddington  
Member Paul Hughes

President Rick Schinner called the meeting to order at 7:02 p.m.

Minutes from our June BOD meeting was read by Diane then approved and adopted by unanimous vote of the Board.

**Old Business:**

The pending ARC violation on Blackberry Drive has been settled and the owner notified by mail that the Board considers this matter closed. The ARC request will be compiled and signed off by the Board.

Diane advised that she had obtained generic parking violation notices to be handed out on Cherry Blossom Place. The Board will discuss the placement of these stickers.

Rick advised that several road areas on Cherry Blossom Lane & Court are scheduled to be repaired on 9/18. There are several large cracks and potholes that need immediate attention. The funds will come from TH reserves. Diane will send out a letter to the TH

community letting them know of the pending work and when possible, to park out on Blackberry Drive overnight.

Rick advised that he has contracted to make repairs and replace wood on the large bridge near the tot lot. The rails and bridge decking are rotting and will be replaced with TREX. The funds will come from General reserves

The Board advised that they did not feel the Mosquito treatment was “as effective” as last year and will simply allow the last two treatments to occur. No plans to renew in 2016.

The Board had a discussion about that the tenant at 15715 CBL who was responsible for 52 bags of dog crap dumped down the storm drain on Blackberry Drive. A letter was sent to the owner warning that they had 10 days to clean up the bags, otherwise the Board would have a contractor clean it up and the owner billed for the work. The time expired and a contractor was hired to remove the bags; the owner was then billed \$52.00 through ABS.

Rick advised that 5 of the streetlights have been refitted with upgraded LED lighting and we will be phasing out the low sodium pressure lights as they burn out.

**New Business:**

Budget: Mark advised that the checking and savings accounts are at an all time low. In order to be able to make expenses – we will have to borrow \$11K from the reserves to get through till the end of the year. This will be repaid over the next three year. The Board voted on a motion made by Lisa and seconded by Michelle.

There was a long discussion on the 2016 budget and the need to raise assessments. Assessments have not been raised in over 12 years. All excess funds have been depleted from our savings account. We are in a critical budgetary situation and in need to raise assessments to keep up with costs. Rick will provide firm numbers after the meeting via email. A motion was made by Lisa and seconded by Michelle. The Board voted to raise assessments as follows:

SF: From	\$118.00	To	\$131.80	(11.7 % increase)
TH: From	\$211.00	To	\$234.10	(10.9 % increase)

There will be a TH walk through in the next week to look for ARC violations.

Diane will send a letter to the ARC violation that has missing stair rail.

Meeting adjourned 8:20 p.m.

Diane Tillery