



ORCHARD KNOLLS HOMEOWNER'S ASSOCIATION, INC (HOA)

PO Box 4225, North Potomac Maryland

www.OrchardKnolls.org

BOARD OF DIRECTORS (BOD) - Volunteers

President	Richard Schinner (RS)	301-977-5196	evantage@comcast.net	2016
VP 1	David Haas (DH)			2018
VP 2	Lisa Goodman (LG)	301-963-3807	good4mom@gmail.com	2018
Treasurer	Mark Tabar (MT)	301-318-8446	homaitabar@yahoo.com	2016
Secretary	Michelle Katon (MK)		katon5@hotmail.com	2017

ARCHITECTURAL REVIEW COMMITTEE (ARC) – Volunteers

Members: Paul Hughes, George Puddington and Lisa Goodman

MINUTES – December 16, 2015

Call To Order: Rick Called the meeting to order at 7:00 PM.

Absent Members: None. Diane was not in attendance

Guest(s): Seth Wernick (12003 Citrus Grove Road)

Administrative Matters & Minutes Review:

Acceptance of last minutes: The Oct 21 2015 minutes were read and accepted

Treasures Report: Mark reported that we have collected much of the outstanding HOA dues. This puts us in better financial shape but the increase in dues will continue to be helpful. Rick reported that currently ABS is unhappy with Capital One and will be switching to Sandy Spring Bank at the beginning of 2016.

Old Business:

Currently there are no ARC requests.

Diane received a proposal for the Reserve study. The study looks like a complete package but the company wants an annual fee of \$500 to maintain the study. Diane will be asked to obtain another bid. We will make sure that the study done projects a 20-year projection so that we do not have any annual maintenance fee.

There have been no complaints from homeowners regarding the HOA fee increase.

The landscaping contract has been renewed for 2 years.

New Business:

Mark will schedule the library for our Feb, Apr and Jun 2016 meetings. We agreed to have the Annual General Membership Meeting will be in April.

Seth Warnick asked about the playground area and how our security officers are monitoring it. He had pictures of drug paraphernalia and trash from the playground area that he had taken on Sunday 12/13/15. He reported that kids are hanging out there during the day and smoking pot. Rick will speak with Diane about this and Michelle will find out if the Resource Officer at QO can randomly check the area. Rick has forwarded the pictures with requests to both Diane and our security team.

PGC was recently robbed of approximately thousands of dollars of Christmas lights and other Christmas decorations. The robbers cut through HOA property next to Rick's property, broke the fence and use our community paths to escape towards the senior community.

There was an email chain between the BOD regarding the 3 corners (Magruder's and Johnson's property) and the attorney was inadvertently copied in on the emails. Without permission, the attorney emailed a lengthy response to the BOD and sent a bill. Rick spoke with the attorney and clarified that he had not been asked to do any work regarding the situation until he received approval. The BOD decided that the bill should be paid. Dave Haas gave a report regarding the 3 Corners and will look further into the situation. Michelle will also try and get more information.

Seth Warnick asked about an ARC request and if it was needed to build a deck. He was told that a deck in the back of the house does not require an ARC if you CAN NOT see it from the street. Seth mentioned that you probably could see it from the front/side of the house because he is on an angle. In further discussion with Seth, he was also putting on a small addition. He was advised that in addition to a county permit, he needed to submit an ARC request. An email follow up from Rick provided Seth with the necessary guidelines for building a deck.

ADJOURNMENT Meeting adjourned at 8:18 pm.
The next meeting is scheduled for: Feb 17, 2016

Michelle Katon