



ORCHARD KNOLL HOME OWNERS ASSOCIATION

PO Box 4225, North Potomac, Maryland 20885
Incorporated 1989 - A Self-Managed, Volunteer Community
WWW.ORCHARDKNOLLS.ORG

Board Of Directors

Richard Schinner - President (2019)
MarkTabar - Treasurer (2019)
Michelle Katon - Secretary (2017)
Lisa Goodman - VP1 (2018)
David Haas - VP2 (2018)
Diane Tillery - Manager

Architectural Review Committee

Lisa Goodman, George Puddington, Paul Hughes

Board Of Directors Minutes: October 19 2016

Absent: None

Guests: George Puddington, Ray Ng

Minutes:

2017 Budget was fully discussed and approved

--A decision to start a Legal Reserve was made. \$2000.00 will start the reserve with \$500.00/quarter contributions. A motion was made and approve unanimously.

--After discussing each line item on the budget, the BOD unanimously passes a motion for a 10.3% increase to the HOA fees. This will adjust the current HOA quarterly fees as follows:

Single Family Homes from \$131.80 to \$145.37
Town Homes from \$234.10 to \$257.90

The signs have been put up for the Overflow TH parking and people seem to be following the request.

All community files were removed from the shed and gone over then placed into new plastic file containers.

The damaged bradford pear on Pineapple Grove Road was removed and replaced with a pink Crepe Myrtle.

A large locust tree fell in the western tot lot. It was removed. The split rail fence was damaged and repaired and the colonial lamp damaged. It is in the process of being repaired.

The 2 colonial lamps in the center of the entrance was converted to LEDs.

No Updates on the Johnson & Magruder properties

No Update on the PGC annexing.

There were 83 infractions from the walk-thru and only 28 remain (21 TH / 7 SF).

Playground – no updates.

All ARC files have been gone through and organized into our database.

Ray Ng looked at the rules for trash container violations and the BOD unanimously passed a motion to ammend our Property Upkeep Enforcement Rules. It reads: "WHEREAS, this Rule was amended to specify that homeowners are required to keep their recycle and trash receptacles in an area that is not visible from the street unless it is on the day of trash service, or the evening before."

Directory - the directory has been updates and will be sent to the BOD for approval. It will then be mailed to all homeowners.

ABS has a new address: 847-I Quince Orchard Blvd. Gaithersburg, MD 20878. It will be reflected on the HOA fee stubs, as well as posted on the website.

Meeting was adjourned at 8:05 PM

Minutes Transcribed By:Michelle Katon