

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

PO Box 4225, North Potomac, Maryland 20885

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

## Minutes – April 12, 2017

### (Board Meeting)

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

President	Richard Schinner (RS)	301-977-5196	<a href="mailto:evantage@comcast.net">evantage@comcast.net</a>	2019
VP 1	Lisa Goodman (LG)	301-963-3807	<a href="mailto:goodgrl@verizon.net">goodgrl@verizon.net</a>	2018
VP 2	David Haas (DH)			2018
Treasurer	Mark Tabar (MT)	301-318-8446	<a href="mailto:homaitabar@yahoo.com">homaitabar@yahoo.com</a>	2019
Secretary	Michelle Katon (MK)			2017

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

Member Lisa Goodman – present

Member George Puddington – absent

Member Paul Hughes – absent

Guest: Ray Ng

Rick called the meeting to order at 7:03 pm.

**Last month's Minutes** – Motion to approve made by Lisa, 2<sup>nd</sup> by Mark – all in favor

**Treasurer's Report** – Mark reported that there were no changes and nothing to report on

**Guest Discussion** - Ray asked about the letter to the TH regarding the trash issue. Rick will have Diane draw up a newsletter and send with the Annual Meeting notification. A reminder to dog owners to pick up after their pets will also be part of the newsletter. The new verbiage for the Single Family home paint in our ARC Guidelines will be part of the package (\*see below). This will save postage.

**ARC Requests:** 3 Citrus Grove ARC was approved and signed off on by Lisa and Rick with a stipulation.

#### **Old Business:**

Rick and David will arrange a time to do a walk thru of PGC and ask about the food truck

A motion for relief against 156?? Blackberry Drive was filed.

120?? Citrus Grove – Injunction was filed.

Rick has asked David Gardner to keep track of all legal fees for these 2 actions for reimbursements.

The tot lot lamp has been restored after a tree fell on it last fall

We are still awaiting a lamppost for front entrance. Once complete invoices will be sent to State Farm for reimbursement. We have a claim number.

Neighborhood walk thru has tentatively been set for 5/3/17 at 6PM

Playground – No report from the committee. Mark brought up the fact that the playground area is a mess and needs wood chips. Carlos filled it in in the fall and the BOD decided to move the cleanup from the fall to the spring. The board will have Carlos take care of the playground now rather than in the fall.

Mosquito Joe will apply the 1<sup>st</sup> application this month

Reserve Study is complete and a representative from the company will attend the Annual Meeting to discuss the findings with the community

Tree Removal – The HOA will cut down and leave in the forest area 1 tree from behind 12004 Citrus Grove since it is on the community property

**New Business:**

The homeowner at the corner at ? Cherry Blossom Ct wants the HOA to trim trees that border the property. The HOA trimmed these trees last year and will not be doing this at this time.

We have moved away from Capital One, we now bank at Sandy Spring Bank

Board of Appeals – revokes special exception for McDonalds, now that they are part of Gaithersburg

Planning board – Orchard View is a new 2 home community along Quince Orchard Blvd.

\*ARC Guidelines – Lisa and Michelle will be rewriting the guidelines for the paint colors for the single-family homes

There was discussion regarding the trash that is on personal and HOA property that is not getting picked up. *Community pride is lacking in many areas of the community. More people need to correct others if they are seen tossing trash and more people need to bend over and pick up trash. This same attitude needs to extend to dog waste.* Rick spoke to our landscaper about it and he will do his best to pick up trash when he is in the neighborhood working, *the rest of the time is up to the rest of us.*

Discussion also about the neighborhood security – Rick will speak with Justin, who is now the contact for our security detail, to discuss random times to be patrolling in the neighborhood as well as walking/driving in the neighborhood and talking to the neighbors. Rick will ask Justin to attend the Annual meeting in June.

Our Annual Meeting is set for June 12 @ 7:00 pm at Quince Orchard High School. There will be one BOD seat open for election.

Meeting adjourned: 8:05 PM