

Norbeck Hills Homeowners Association

Board of Directors Meeting

April 24, 2014

(Approved at the August 21, 2014 Board of Directors Meeting)

Board Members Present: Barbara Beccles, President  
Avrom Wofsey, Vice-President  
Eva Tax  
Jacque Labovitz

Others Present: Ruchita Patel, Management Agent

Call to Order

The meeting was called to order by Avrom Wofsey at 7:05 p.m.

Homeowners' Forum

Two homeowners brought up the stream which runs through the neighborhood. The work to repair the culvert under MacDuff Ave. was well done. But there have been heavy storms causing trees to fall into the stream. Some homeowners have also been dumping yard waste into the stream just upstream from the culvert. These factors have caused erosion of consequence to the residents' property. They have called the County which advised it was a community problem. The residents have been clearing the area but are requesting help. The Management Group will send letters reminding residents the streambed is not a dumping area.

The Community thanks Ruchita for getting rid of cars stored in the neighborhood. The removal of the cars has improved the safety around Goosecreek and MacDuff.

There was some discussion about uncut grass at 4401 Cannes Lane. The homeowner was on foreign travel and had requested an extension to mow the lawn upon his return. He mowed the lawn upon his return and submitted pictures to management, but received no response. This issue dates from last year. The HOA went in and mowed the lawn after which the resident was billed in March 2014. He objected to the bill. After much discussion he and the HOA agreed to split the bill.

### Executive Session

The Executive Session was convened at 7:45 pm.

The minutes of the previous meeting were approved as submitted.

It was announced that the new Olney library has opened.

\$1,850 was approved for a defibrillator at the pool.

New filters were approved for the wading pool.

The swimsafe program was approved.

TMG Maintenance was selected to provide six new tables for the pool.

The Board approved an expenditure not to exceed \$960 to replace umbrellas at the pool.

A pool pipe was replaced. We are waiting for the bill.

The perimeter fence is being repaired.

The AECC applications were approved as submitted with one exception awaiting further documentation.

A discussion of longstanding violations was postponed pending Ruchita's next inspection.

Potomac Gardens has been selected to prune 12 pin oak trees at a cost of \$360 per tree. They were also selected to apply three fertilizer treatments at a cost of \$2,660 plus tax.

We will repair asphalt on Gallagher Way instead of at the pool. The estimated \$107,448 will come out of reserves. But we deposit about \$8,000 per month.

We will replace the tot lot slide with a simple slide for about \$1,841.

The Board should remind residents to call Miss Utility before starting any excavation work. If they damage the Verizon cable for instance the company will charge them \$900 to fix the cable if they did not call Miss Utility first.

There being no further business before the Board, the meeting was adjourned at 8:25 pm.

Respectfully submitted by Jacque M. Labovitz.