

Norbeck Hills Homeowners Association
Board of Directors Meeting
February 15, 2007
(As Approved at the May 17, 2007 Board of Directors Meeting)

Board Members Present: Barbara Beccles, President
 Louie DiPlacido
 Ellsworth Romer
 Eva Tax
 Av Wofsey

Others Present: Ruchita Patel, Management Agent
 Officer Edward E. Paden, Jr.
 Edward & Jennifer Richardson
 Keith Shaplin
 Jean Miller
 Ann Roldan

Call to Order

The meeting was called to order at 7:07 pm. Barbara Beccles thanked the homeowners for attending. It was explained that after the Homeowners Forum the Board would go into a Board of Directors meeting to discuss the business on the agenda. As always, during the Homeowners Forum, each homeowner has 3 minutes to state their concerns/compliments and the Board will respond likewise. If time allows we will come back and have further discussion on the issues/concerns. The meeting will be conducted in an agreeable manner even though we may agree to disagree.

Homeowners Forum

Jennifer and Edward Richardson of 17215 Sandy Knoll Drive built a deck on the side of their single family home then submitted an Architectural application. At the last meeting the Board denied approval as stated in the AECC Guidelines. Mr. & Mrs. Richardson are here to appeal. They brought pictures of other homeowners that also have built decks on the side of their homes along with a petition of approximately 40 neighbors stating no objection to the deck. A discussion ensued regarding setting precedence, if approved, to other homeowners.

Ruchita stated that the Board is allowed to use what is called “reasonable business judgment”. In this case there is no disagreement that the deck should not be allowed. The Board can also waive the impact on the homeowners by requiring them to adhere strictly to the letter of the law. The Board can state that the deck could remain provided that it is screened and brought into compliance if ever replaced or with any other condition(s) specified. In other words, that there was a reason for granting that particular variance. This does not have to be considered a precedent as a result.

Ellsworth made a motion to approve the side deck so long as in the Spring of 2007, some type of screening is installed around it, i.e., shrubbery and if ever replaced it has to comply with the AECC Guidelines.

Av seconded the motion and passed unanimously.

Jean Miller of 17641 Longview Lane stated that she has just replaced the 10th tire on her vehicle which was vandalized (punctured). She brought this issue up at past Board meetings and it seemed to cease until just recently. To add insult to injury a tow sticker was placed on the vehicle by the Management Group. Officer Paden presented a sample of Montgomery County's tow stickers and it was half the size. As discussion ensued, Mrs. Miller brought in the sticker and clearly the tow sticker was not applied by the Management Group but allegedly was a reprint made by someone and stuck on with some kind of putty glue. Clearly, someone has a vendetta against the Miller family for some reason. Ellsworth will talk to our security officers. Also, along Macduff there are cars parked beyond the "No Parking" signs at the side streets in particular a Comcast truck and it doesn't seem they are getting ticketed. Ruchita has addressed this issue in the past by contacting Comcast and also taking pictures of other vehicles and presenting them to the police. The police will concentrate on the area for a week or so, it gets better for a while. Now that it is happening again, Ruchita will address this again.

Ann Roldan of 17601 Goose Creek Road wanted to state that with the last snow fall, the contractor came out and cleared the snow quickly. Ms. Roldan asked Officer Paden if the County officers are the ones that come out and ticket the vehicles that are illegally parked along Macduff and the answer was "yes".

Also, someone from Longview was leaving their trash out on Macduff. Ruchita was notified and it stopped until lately when there were not only about 10 bags of trash which were picked up out there but also someone's trash can which was left there.

Ms. Roldan submitted an AECC application request to install a chimney for a wood burning stove. She may be changing to a gas fireplace which would need a stack. For record keeping she would need to submit a new application for the change if it should happen.

Louis DiPlacido brought up the snow around the mailboxes that was not cleared. Ruchita is well aware and they will be coming out to clear it.

Board Meeting

Any comments/suggestions to the pool pass application mail out (page 12), should be emailed to Ruchita and the rest of the Board members by the end of the month so we are all on the same page.

AECC Report

There were 25 outstanding AECC violations that needed to be addressed. Each of the Board members was assigned 5 each to take and look and come back with recommendations.

Barbara Beccles

Henderson, 4402 Cannes Lane – Still in violation with an additional 3 bikes. - Close

Richardson, 17510 Gallagher Way – Unseen

Massaro, 17510 Gallagher Way – Unseen

Lehman/Ortega, 4546 Boastfield Lane – Unseen

Taboada, 4515 Cannes Lane - Close

Ellsworth Romer

Batie, 4419 Cannes Lane

Gwinn, 4427 Cannes Lane

HOC, 4429 Cannes Lane

Waters/Smith, 17417 Gallagher Way
Ryan, 17426 Gallagher Way

Av Wofsey

BNB, LLC, 17505 Gallagher Way
Chavis, 17514 Gallagher Way
Ariyanto, 17522 Gallagher Way
Massaro, 17523 Gallagher Way
Timbol/Quinter, 16 Hines Court

Eva Tax

Johnson, 24 Hines Court – Nothing has been done
Churilla, 4500 Jenner Court – Nothing has been done and their sliding screen door is not on track
Howard, 4515 Jenner Court – Nothing has been done
Tengra, 17531 Longview Lane – Nothing has been done
Peterson, 17610 Longview Lane – Barbecue grill is still on deck along far end of deck

At this time, the weather does not permit a lot of this work to be done, however after 3 letters the work should have been done already.

Louie DiPlacido

Siskos, 17564 Macduff Avenue - CLOSE
Kirkpatrick/Clemmer, 17306 Sandy Knoll Drive – letters have been sent for other violations. We should wait and site all to the County.
Sullivan, 17311 Sandy Knoll Drive – send to County
Ndrenika, 17326 Sandy Knoll Drive – The awning has been approved.
HOC, 17327 Sandy Knoll Drive – 3rd letter then send to County

Scotch Meadow – 1 story addition on back of house. Too vague and needs to submit plat of property; clarification on distance from neighboring properties; side and trim colors; permit for deck if building one.

Tree Pruning Contract

Eva Tax made a motion to award to Main Scapes, Inc. for a 2 year tree pruning contract for all town homes and single family homes, with the single family homes spread out into the second year.

Av Wofsey seconded the motion and vote passed. Louie DiPlacido opposed stating that he felt that the single family homes should be responsible for their own trees.

Tennis Courts

Ruchita was unable to get a 3rd quote. Louie stated that he would oppose the reparation contract unless the tennis courts would be strictly used for tennis and all agreed. No basketball, no rollerblading, just strictly tennis.

Eva Tax made a motion to award the contract to Mid Atlantic Sports, LLC - D.B.A. Sports Systems to repair the tennis courts and that the tennis court would be strictly used for tennis. Av Wofsey seconded the motion with the recommendation that we use the newsletter to inform the homeowners. Vote was passed unanimously.
It was agreed that the Board meeting for the month of June will be the second Thursday (June 14th) instead of the third Thursday.

Possibility of meeting every other month will be on the agenda to discuss next meeting.

Ruchita stated that Mr. F. Kuevey sent a letter to the Association's auditors. The auditor was going to send a letter back stating that what he was asking was outside the scope of the audit but by the way, we don't see any discrepancies.

A bigger issue is that he may be contacting our vendors directly as someone representing himself on behalf of the community.

Barbara Beccles stated that Ruchita should contact our vendors and tell them if someone tries to contact them they should not respond in any way. That Mr. Kuevey is not authorized to do business with them on our behalf.

Adjournment

The meeting was adjourned at 9:27 pm.

Submitted by Eva Tax, Secretary