

Norbeck Hills Homeowners Association
Board of Directors Meeting
June 18, 2015

Board Members Present: Barbara Beccles
Av Wofsey
Eva Tax
Jacque Labovitz
Troy MacDonald

Others Present: Ruchita Patel, TMGA
Scott Vincent, RSV Pools
Alberta S. Magzarian
Anna S. Magzarian
Charles Lamari
Ann Roldan
Becky Ellett
Lisa Restrepo
Ann Roldan

Annual Meeting

Barbara Beccles advised that a quorum of 224 homes had not been achieved to hold the 2015 Annual Meeting. A motion was passed to adjourn the Annual Meeting until August 20, 2015.

Call to Order

The Board meeting was called to order at 7:15 p.m. by Barbara Beccles.

Homeowner Forum

Homeowners expressed concern about commercial vehicles parking on MacDuff Avenue and vehicles parking in violation of the No Parking signs, particularly across from the pool. Ruchita Patel will ask the patrol contractor's off duty police officer to ticket these vehicles, since MacDuff Avenue is a County road.

Alberta and Anna Magzarian reported a large dying tree on the common area next to their home by the stream. They advised that the tree is rotting and large branches periodically fall onto their back yard. The Board advised that they will have a tree company look at and remove the tree.

Alberta and Anna Magzarian advised that their neighbor had done some work to their back yard to add topsoil and seed. The seed was recently put down, but dirt continues to wash into their back yard. They believe that the neighbor's back yard should have been graded differently, which would prevent dirt from washing into their yard. Ruchita Patel advised that the neighbors had been requested to repair the erosion and seed their back yard, and it appears that they are trying to comply with the Association's request. Some of the problem with dirt washing out may go away once the grass seed germinates. She cannot see into this yard very clearly, as the neighbor has a 6 foot fence around it; however, she will try to inspect it to determine if more work is needed. The Association could ask the neighbor to regrade further, if needed.

Meeting Minutes

Eva Tax moved to approve the minutes of the February 26, 2015 Board of Directors meeting with a correction in one place for the spelling of her name. The motion was seconded by Av Wofsey and passed unanimously.

GOCA

Av Wofsey advised that a Chick Fil A was coming to the Town Center shopping center. There are more speed cameras in Olney than anywhere else in the County (a total of 13).

Pool and Swim Team

Becky Ellett advised that the Swim Team’s 20th Anniversary Party was scheduled for Saturday, June 20, 2015. The weather may be a problem, as thunderstorms were predicted. She summarized the plans for the event and encouraged the Board to attend.

Becky Ellett advised that the Swim Team has a Facebook page and a website. Ruchita Patel and Scott Vincent had been added to the e-mail distribution list to stay informed of Swim Team events.

Lisa Restrepo thanked Becky Ellett for her efforts on behalf of the Swim Team.

Becky Ellett advised that one of the lifeguards, Matt, had been terrific and that Christina has also been very good. She expressed appreciation for the support the Swim Team receives from the community.

Scott Vincent of RSV Pools described the pool operation so far this year. They are still working out some kinks but, overall, the pool has run smoothly. There was an incident recently when a child was left unattended by her parents. The guards were in the process of rotating and did not notice that she was in distress. A parent jumped in to get her. A discussion ensued regarding how best to monitor young kids in the pool and to inform parents that they are responsible for their children. Signs to this effect will be posted prominently around the pool. A discussion also ensued regarding the Swim Safe program and Scott Vincent described its benefits.

Goose Creek Road and MacDuff Avenue Signs

Several residents who were present advised that they had attended the meeting to secure the Board’s support for their petition to have the County relocate the No Parking signs on MacDuff Avenue at Goose Creek Road. Barbara Beccles advised that the Board was in support of this petition and will send a letter to the County to this effect.

AECC

Jacque Labovitz moved to affirm the AECC’s decisions on the following applications:

Name	Address	Modification	Status
Polkoff	10 Hines Court	New Roof and Gutters	Approved
Restrepo	17600 Goose Creek Road	Replace Garage Door	Approved
Zamora	17512 Longview Lane	Replace Roof	Pending
Shore	17515 Longview Lane	Dumpster	Approved
Alas	17518 Longview Lane	Remove Deck/Install Patio	Approved
David	17622 Longview Lane	New Hand Railing	Approved
Sanchez	17645 Longview Drive	Deck Modifications	Approved

Bradley	17301 MacDuff Avenue	Replace Fence	Approved
Tamrakar	17616 MacDuff Avenue	Enlarge Existing Deck	Approved
Unglesbee	17625 MacDuff Avenue	Replace Deck	Approved
Delalio	4300 Scotch Meadow Court	Remove Trees	Approved

The motion was seconded by Troy MacDonald and passed unanimously.

Lisa Restrepo questioned who made decisions on the applications, and the approval process. The Board explained that the AECC, of which several Board members were a part, made the decisions via e-mail in between meetings. The AECC needs more volunteers and they encouraged homeowners to serve on this Committee.

Asphalt and Concrete Repairs

Troy MacDonald asked whether it would be possible to reconfigure the pool parking lot entrance, as it was very difficult for vehicles to enter and exit at the same time. Ruchita Patel advised that, when the pool parking lot is overlaid, the Board could consider reducing the size of the parking jut out on the right side of the entrance.

Troy MacDonald moved to approve the proposal submitted by Dominion Paving to:

- a. Resurface the 4500 block of Cannes Lane;
- b. Repair concrete in the 4500 block of Cannes Lane and the pool parking lot;
- c. Sealcoating Boastfield Lane and Longview Lane;
- d. Repaint the parking logos and yellow curbs on Fishermans Court and Hines Court.

The total cost for this work will be \$65,727. The motion was seconded by Av Wofsey and passed unanimously.

Snow Removal Costs

The Board reviewed the costs incurred year to date for snow removal, which are \$\$6,567.50 over budget. Their consensus was to not adjust spending this year, as this excess expense could be absorbed.

Adjournment

The meeting was adjourned at 8:25 p.m.

Submitted by,

Ruchita Patel, The Management Group Associates