

Norbeck Hills Homeowners Association
Board of Directors Meeting
October 15, 2015

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

Others Present: Stephon Collins, TMGA
Ruchita Patel, TMGA
Jeff Gatling, TMGA
Karelyn Donahue, TMGA
Dolores Angel
Jean Miller
Shamira Shallom
Karyn Williams
Sheila Wright
Becky Ellett

Call to Order

The Board meeting was called to order at 7:07 p.m.

Homeowner Forum

Sheila Wright of 17524 Gallagher Way spoke about her concerns with the sloping hill in her and her neighbors' backyards. She states that there is extensive erosion, believes the hill has shifted and the backyards are slipping away. Management suggested the Association hire an engineering company to come out, evaluate the situation and do a study. The Board concurred and requested estimated be obtained. They also suggested contacting The Kentlands as they experienced the same issue.

Dolores Angel of 17612 Longview Lane expressed her concerns regarding overgrown trees on Longview Lane especially those with branches covering the streetlights. Management sent a work order to Mainscapes the end of September to trim back several trees covering streetlights. The Board stated that it is an ongoing process; if we do them all at one time, assessments will go up. Therefore, the Board has prioritized the trees in the community.

Karyn Williams of 17608 Longview Lane was concerned about her neighbor feeding feral cats. The Board suggested that she put her complaints in writing to Management. Management followed up with the fact that we cannot enforce the feeding of feral cats, but we can address the neighbors placing out food.

Dolores Angel complained about kids playing soccer in the common area. The Board and other homeowners stated that the playgrounds are for younger children and that the older kids need a place to play. The Board also stated that homeowners need to be flexible with their neighbors.

Shamira Shallom of 17440 Gallagher Way expressed her concerns about the pool rules, in particular those 16 and under needing to be accompanied by someone over 16. Her son was unable to go the pool this past summer. Management will address the issue to RSV Pools before next season to enforce the correct rules.

Jean Miller of 17641 Longview Lane had several questions and concerns about the draft budget.

1. Pool – She believes homeowners should be able to opt out. Management stated that this is not an option according to the legal documents.
2. Swim Team – Management stated that the swim team supports itself and that Norbeck Hills sponsors to help defer some of the costs.
3. Coupon Books – Management stated that those that do direct debit do not receive coupon books. There is no legal obligation to send coupon books, but if we do not send them, people do not mail their assessments.
4. Website – The Board stated that TMGA does not maintain and that a volunteer is needed to upkeep the website. This will be tabled to the next meeting.
5. Townhome Paving – Management stated that this is coming out of the Reserves. According to the Reserve Study, we need to pave every 20 years and sealcoat every 5 years. The Board stated that this adds to the value of everyone’s home in the community.

Ms. Shallom brought up her concerns about the sidewalk near the bus stop on Hines Court and that fact that there is no crosswalk to the bus stop. The Board stated she needed to call 311 and complain to Montgomery County.

Jean Miller was concerned about security on Friday and Saturday evenings in the community. There have been several vehicle break-ins and the police have done nothing. Management stated that they can take feedback and can put security into action within the budget.

Karyn Williams complained about her neighbor’s kids playing in between double-parked cars. Management stated she needs to call TMGA to get a car towed and gave her the phone number and the emergency after-hour number.

Ms. Shallom complained that, in the winter months (snow), it is hard to maneuver on MacDuff Avenue. The Board stated she would need to call Montgomery County.

The homeowners present complimented PGC Landscaping on the great job they do with the lawn services within the community.

Homeowner Forum was closed at 8:15 p.m.

Meeting Minutes

A motion was made by Av Wofsey and seconded by to approve the minutes of the August 20, 2015 Board of Directors Meeting. Jacques Labovitz seconded the motion and the minutes were approved as presented unanimously.

Pool Cover

Management suggested that the pool cover not be purchased at this time and re-evaluate next year.

AECC

Eva Tax moved to affirm the AECC’s decisions on the following applications:

Name	Address	Modification	Status
Velasquez	17621 MacDuff Avenue	Tree House	Approved
Loayza	17324 Sandy Knoll Drive	Replace Front Door	Approved
Chavis	17514 Gallagher Way	Remove Roof	Approved
Black	17442 Gallagher Way	Replace Windows/Doors	Approved
Osborn	4304 Scotch Meadow Court	Tree Removal	Approved

Keadle	17438 Gallagher Way	Replace Roof	Approved
Shephard	17500 MacDuff Avenue	Replace Windows/Siding	Approved
DeMarco	17620 Goose Creek	Replace Garage Door	Approved
DeMarco	17620 Goose Creek	Replace Windows	Approved

The motion was seconded by Av Wofsey and passed unanimously.

17333 Sandy Knoll Drive

Management stated that TMGA has not heard anything from the homeowner, Mr. Arthur. Management recommends sending a letter from the attorney and to send it certified. The Board agreed.

TMGA Contract

Barbara Beccles reviewed and had no issues. Av Wofsey reviewed his son’s HOA budget with no pool and his assessments are higher. Jacque Labovitz motioned to approve the contract and sign TMGA’s contract for 2016-2018. The motion was seconded by Av Wofsey and approved unanimously.

Tree Removal

Management presented a proposal form PGC Landscaping to remove as many trees as possible without exceeding the \$5,800. A motion was made by Jacque Labovitz and seconded by Av Wofsey. The vote was unanimous.

Lawn Maintenance Contract

Management recommended staying with PGC Landscaping for 2016-2018. A motion was made by Eva Tax to approve the contract with PGC for 2016-2018. The motion was seconded by Jacque Labovitz and approved unanimously.

Snow Removal Contract

Management recommended using Roche Brothers for the 2016-2017 season. A motion was made by Eva Tax to approve the contract with Roche Brothers for the 2016-2017 season. The motion was seconded by Jacque Labovitz and approved unanimously.

2016 Operating Budget

TMGA stated that \$2,400 was moved from Lawn Maintenance to Snow Removal. Eva Tax made a motion to approve the 2016 Operating Budget and Av Wofsey seconded. The vote was unanimous.

Adjournment

The meeting was adjourned at 8:35 p.m.

Submitted by,

Karelyn Donahue, The Management Group Associates

/kmd
NH: IIL6