

**Quarterly Condo I Meeting  
May 17 2021**

**Board of Directors Present: Sarah Taylor, Marjie Goodman, Deborah Saunders, Gail Mandel, and Maria Escorcio via FaceTime.**

**CALL TO ORDER**

Last meeting minutes were approved by THE BOD.

**PRESIDENTS REPORT**

Sarah Taylor welcomed Mike Grier as our new property manager since April 1, 2021. Sarah reinforced that there is a process to adapt to a new property management company. Mike is familiar with the community and a smooth transition is expected.

Sarah, on behalf of the board, thanked the landscape committee for their efforts as volunteers.

Regarding the safety in our community, Sarah mentioned that the board has addressed lighting, as a crime deterrent, hoping that the increased brightness in our courts, will provide more safety for homeowners.

The lenses for all of our street lamps has been being replaced in the courts.

The retaining wall reconstruction has been completed and new planting is being done behind it to avoid erosion issues, in conjunction with Dunns Grove.

We have replaced 64 roofs to date: 2/3 have been done. All roofs will be completed in the next 2 years. John Braun has been working with roof consultant to establish a priority list. The current roof contractor has been doing a great job

Common areas: most community members have been gardening in common areas. When you plant in a common area, you are planting at your own risk, as you do not own that land. Therefore, if anything happens to your plantings, the condo association is not responsible. Permission is required by the landscaping committee before any planting is done to ensure that you don't plant on a sewer line or utility.

**SOCIAL COMMITTEE - Deborah Saunders**

Updates: annual holiday party wasn't possible due to pandemic, pivot to giving back to the community. Our outreach program donated to the Maryland Food Bank and also ran a coat drive, Christmas 2020.

New neighbors: George Ward, Bouton Green, and Shelley Wasserman, Olmsted Green Ct. The welcoming committee has been giving new homeowners a book entitled, "The Two Cross Keys" and a card with all necessary, new homeowner information on it.

CDC guidelines will be followed in all summer or fall gathering parties.

Brigid Kernan has established a casual happy hour event once a month on Sundays at 5 in the green between Bouton and Olmsted Green Court

The signage project has been finalized with much positive feedback from the community: Street signs are now visible, and the landscaping that surrounds them is welcoming into courts.

**LANDSCAPE COMMITTEE - Sally Wingo**

Landscape committee consists of: Sally Wingo, Rod Petrick, Valerie Wilson and Diana Schuline. The committee has been working since March with Chapel Valley towards planting schematics, summer landscape needs and cicadas.

Higher grass has been planted to prevent runoff down the green towards Hamlet Hill

Committee is working with an environmental engineer to address erosion.

Planting around the new court's signage has taken place

Free trees were planted last year.

Planting is taking place around the new rebuilt retaining wall

Acknowledgements were made to all of those community homeowners that contributed towards the signage plantings.

Concerns expressed from community members about the longer grasses.

Questions from the community:

- Watering plan for newly planted trees during hot summer days: community support is required
- Runoff issues
- Planting in the community areas: these plantings need approval from Landscape Committee

MANAGEMENT REPORT - Mike Grier

Updates:

Spending **on fencing has been derailed** due to wood prices increases VMI is seeking alternative remedies.

Alert to all residents that they must be cautious about locking all doors since there will be increased non-resident activity in the community - contractors etc doing work in The Village

Security and control being done at the community: currently only at South Gate and during the night

**Curbs are being fixed and John Braun and Mike Grier are examining concrete conditions.**

Roofs should be inspected

Window cleaning to be done in July

Gutter cleaning to be **done in June.**

There are some arrears that VMI will be collecting due to switch in MGT companies and also unpaid invoices.

TREASURERS REPORT: Gail Mandel

Current balance of \$450,283,39

Expenses: Roofs ...This was the big expense. 17 roofs were done this spring.

Lerch retaining wall was \$40,000

CVP - Marjie Goodman

Changes in the entrance into the community: two different entrances one for the residents, another one for the commercial access

Apartment building construction: a builder has been selected and construction will take **place at the south end. This will be a high end rental community.**

No new restaurants/commercial tenants for now, however, CVP is in discussion with The Prime Rib.

Calvert Pre-School will take over Coldwell Banker's space and they will create a playground

Sotheby's will take over where The Red Door spa was.

Questions from community

Meeting adjourned