

The Dorsey Search Townhouse Condominium Assoc

T/A the Greens at Fairway Hills

Wed Oct 1, 2008

5590 April Journey Way

Directors Present:

Mark Wilson: President

Faith Courville: Vice- President

Donna MacIsaac: Treasurer

Alicia Oro: Secretary and Architecture Committee/Parking Committee

Tom Stanges: Member at Large and Landscape Committee

Christina McGlosson- Wilson: Pet Committee and Website

Property Manager: Regina Connolly

Community Members Present:

C. J. Leary- 5594, Terria and Kami Moody-5738, Barbara Whitehead and Pinchos Andreen-5606, Chris Courville-5570, Kristin Stanges-5732, John MacIsaac-5590

Call to order: 7:19pm

I. Landscaping:

The rain date for Phase II of the asphalt work is slated for this Friday Oct 3,2008. In Phase I, we resealed the first part of the community. We divided into 2 days due to trash pick-up. There was no difficulty with the sealant. Stenciling has been an issue. Reserved parking and guest plates were falling off so we decided to stencil on the addresses but the adhesive did not come off. We are leaving the plates on for Phase II and we will re-adhere the plates for Phase I and Phase II. Dan May has all of the plates from the previous section that were removed. We are going to contract someone else to remove the adhesive on the curbing and then get them re-adhered. Tom suggested striping the guest parking spaces yellow so they stand out.

Donna brought up the point of the continued management of the parking signs in lieu of the stencils. It might be more cost effective to remove the glue and re-stencil. Tom stated that he appreciated the input. The plan is on hold(stenciling vs. plates) until we research contracts. Mark added that we would need another bid as Dan May said he did not have the manpower to get the job done. Regina indicated

that she got another bid for adhesive removal and power washing of the paint but they need to come on site to see the extent of the work. She met with Custom Contractors. There were some guest spots that have been removed along the island. On the court of 5559 they mixed up the numbers. There are also areas where the stenciling is not completely straight. We will move this to a closed session for a vote from the board.

Tom indicated that trampled grass repair 5740-5730 was necessary behind the units. There is a lot of foot traffic since new tenants are using the back entrance of the end unit. Mark questioned whether or not reseeding is done in the fall. That area had been reseeded last fall without good results, from another landscaper. We need to bring this to the attention of the current landscape, Mainscapes.

One of the unit owners, Pinkas indicates a depression in the pavement in front of 5618. It was also brought up that we need to paint the speed bumps, in fact it is a law. There is a loose area in the metal spacer where the pavers abut the road. It could blow out a tire.

Tom Stanges states we have the finalized fall revised contract and we will sign it tonight. Donna asked if we were going to address her row of townhouses and Alicia Oro indicated that we are going to go through the development and rehabilitate each area in phases.

II. Architectural

Mark Wilson indicated that we are up for another review and some fines could be imposed if people are negligent. Lesley Riley has decided to step down as the architectural chair. We need to do another community assessment which takes place every 3 years. Lesley's intention was to finish the final inspection but a date has not been set up yet. Lesley will be in touch with Regina about this.

Pinkas Andreen at 5686 indicates that he received a letter from the association that there were serious violations on his unit with regards to architectural non-compliance. This is the first time he has ever heard about this, as he is a new unit owner. It was not brought to his attention during the settlement. At least one-two of the items has already been done. Mark Wilson indicates that in the grand scheme of things this should have been taken care of prior to selling. Mark indicates that we appreciate the communication and we will be working with him on this. Mark assured him that there will be no fines assessed. Mr. Andreen indicates that he wants a clarification of what needs to be done. Tom Stanges indicates that the community hired an independent contractor who was not that familiar with our development and many areas assessed were incorrect. This has created more misunderstandings and miscommunications. The people with egregious problems that had not been addressed after repeated letters were the ones the fines were targeted for. Mr. Andreen wanted to know what the fine was. Regina states she has received 3-4 emails from new owners that inherited these violations, and will be handled fairly. Donna indicated that there are some gray areas. I.e. some issues were grandfathered in from the previous board i.e. a paint color.

Two homeowners indicated that they would like to move the tot lot from the current location to behind 5549 and 5559 . There were two reasons. One issue was safety as the current lot abuts the golf course and the other issue was the desire for something larger.

III. Pet Committee:

Christina McGlosson Wilson states no new issues. John MacIsaac asked who will empty the pet trash over the winter. Christina indicated that we are under contract with Mainscapes to have this emptied weekly.

IV. Parking Committee:

Mark and Alicia walked around and discussed the new markings. It will be done this Friday. There are going to be new red zones. Donna asked if it is the same company and Mark indicated that it is.

V. Website:

Mark indicates that we discussed starting a list serve for the community. Kristin and Faith walked the entire neighborhood to promote invitations to the Wine Social. A list of updated emails were collected to start a list serve. Bob Skelton, our webmaster is going catalogue these addresses and help us start the list serve. We can send out a revised flier about the wine social. Faith indicates that we can put a notice on the website to ask for updated information for the community and send to apriljourneyowners.com. Christina indicates another email we received this week commented that the architectural guidelines on the webpage were not complete. Regina will email the PDF for all the architectural guidelines so people can access it. Alicia Oro indicated that we should also put the contact numbers of the village covenant advisor Nancy Meredith.

VI. New Business

Faith Courville is in charge of the wine festival. Mark questioned how we can get reimbursed and as long as receipts were provided we can be reimbursed. Mark knows someone in the community who works at a wine place and perhaps we can get a discount. Faith indicates that we want a more set plan before we send out another flier. Mark indicates that we can put something on the web and those who have responded. We are trying to decide how many houses we are going to need to host the event. Donna indicated that we should get more responses in the next month and then we can decide how many houses we will need.

Donna indicates that we may only get 25 people the first time. Donna indicates that we should send out another flier. Faith indicates that she will send out one more fliers with the hosting house and the time. Kristin stated that we should pick a house, send out the invitation and ask if the owner can bring an appetizer or a bottle of wine. Chris also recommends that we do another notice one or two days before. Kristin will do another sign at each of the entrances. Another notice will be sent out next week followed by an email and a sign as suggested by Christina McGlosson Wilson.

Bureau of Environmental Services: Mark indicates that they need to inspect the containment pond . They need to inspect it every so often. Regina thinks they might have already done it. The notice came out about 6 wks ago but Mark just received the notice because it went to a former president.

We need a signature for light reimbursement for the community as our lights were out in a couple of entrances and an owner replaced them. Mark has the receipts with him and the owner will be reimbursed.

Meeting adjourned at 8:25pm

Open Forum:

C.J. Leary at 5592 had concerns about the issues of frozen water pipes from the empty unit on his row. He is questioning the master policy about what would be covered. Regina will call Howard County to make sure the water is turned off. John asked about the sprinkler system being activated in the event of a fire. Regina will contact the bank that has the note on the house about how this will be handled.

Mr. Leary had some questions about the balance sheet, given the current market. Tom states that there is a Maryland state law that states that all investments need to be in interest bearing accounts. Christina works for the SEC. Regina suggests moving the funds to CD's. Association equity is defined as any funds from the operating account minus expenses. Christina asked about other HOA's – how do they hold their monies. Regina states that usually they are in held money market accounts or CD's. Regina states that the next meeting will be the budget meeting. Regina will meet with Donna, our treasurer about how we want to redistribute our funds into something safer.

Meeting adjourned at 8:38pm.

8:45pm

Executive Session for Wednesday October 1, 2008 Board Meeting

Mark indicates that there is an issue with tenants residing at 5740. It is a household of 2 adults and 2 adult sons but there is a lot of foot traffic going in and out of the building, and they are also using guest spaces beyond their 2 assigned spaces, on a regular basis. There is also a concern about the number of individuals that are actually residing in the unit as many of the vehicles are parked overnight

The tenants are creating a footpath around the back of the building in lieu of using the front door to the unit. Tom indicated that the cars are all from out of state. The plates are from Texas, Ga., Mass, Va. etc. Tom states that 4 out of 6 of the cars are rental companies. They all come from one of the same rental car companies. Three of the vehicles are gone. There is a new one in its place. Mark stated that he is also concerned about the use of guest spots for people who are residing on the premises. A letter had been sent to the owner of the unit from the Property Manager addressing the issues of use of guest parking on a daily basis. The letter also states that the foot traffic is creating a foot path by accessing the property from the backs of the units. The guest parking issue appears to be resolved at this point

Mark indicates that we need to deal with board issues. Mark made a motion to stay with the issues that we are concerned with as a board. These issues are cars and use of guest spaces, number of people in the unit and damage to the property. Donna seconded this motion. Regina indicated that there is an occupancy limit of 2 people per bedroom. The neighbor does not think that all of these people are living there.

Alicia asked Regina if the letter that was sent to the owner, also included copy to the tenant. The foot traffic has not subsided and they should have received the letter. Regina stated that she will re-send a letter to both the owner and the tenants.

Meeting adjourned 9:20pm.