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## *MINUTES OF WOODLAND HILLS HOMEOWNERS' ASSOCIATION*

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*Board of Directors' Meeting of May 27, 2015  
Approved July 27, 2015*

At 7:20 PM, the regular business meeting convened and was called to order by Leesa Willis. Present were Pam Sonnevile, Richard Reise, Zeno Lantos and Judy Sudholt. Also present was Peggy Toland (Property Manager).

The meeting was held in the Media Center, Watkins Mill Elementary School, 19001 Watkins Mill Road, Montgomery Village, Maryland 20886.

### **Homeowner Open Forum**

No comments.

### **Minutes of April 2015 Meeting**

Richard Reise moved to approve the April 2015 meeting minutes; Zeno Lantos seconded. Pam Sonnevile noticed a few items that were missing ; contingent upon the insertion of the missing items, the minutes were approved.

### **Treasurer's Report**

Pam reported that as of April 30, 2015, cash in the Operating Accounts was \$84,713.79; and the Reserve Funds balance was \$486,259.92. Leesa asked about a new maturity date for the United Bank CD that rolled over late March. Peggy will check on that and report back.

### **Management Report**

Peggy Toland reported that she received one bid so far for the asphalt and parking space striping in the community and she will continue to work on acquiring additional bids.

Peggy has contacted PEPCO to ask for a final walk around and submitted the estimate for plant replacements. The same process will be followed once WSSC completes its work in the community.

#### Pool:

Peggy reported that the pool opened on time with a new guard chair installed and painting completed. However, the painters will return to repaint areas that were deemed unacceptable.

Peggy reported that the fencing at the diving end of the pool needs repair. She will secure the services of the handyman to perform those repairs.

Finally, all but one of the motion detector bulbs are dark. The electrician will be out to check on them. Leesa mentioned that we just replaced all of them late last season and asked if they should last longer. If not, does the electrician have any suggestions for better systems?

### **Community Affairs and Communications Committees**

Leesa reported that the community enjoyed another successful Pool Opening Event with hotdogs, snacks, drinks and cookies for all. The Wildlife Habitat Group hosted another education booth, giving away native plants, literature and bird feeders.

### **Architectural Committee**

Judy Sudholt reported as follows:

The ARC continues to re-inspect homes and work with homeowners to get their issues cleared. ARC also has been communicating with real estate agents regarding homes for sale with violations.

### **Grounds**

Pam Sonnevile reported as follows:

- Submitting a grant application to the City tomorrow (Neighborhood Matching Grant) totaling \$8,090 for the following improvement:
  - Removal of invasive trees (Bradford pears and Ailanthus) in the Woodland Hills dry pond. This pond area was mentioned in the Middle Great Seneca Creek Watershed Study dated 6/28/13 as being a priority for the City.
  - Area near doggie station where mulch is washed down on the sidewalk from heavy rains—install wide pavers about 10' up the already made footpath, extend the rocks around to the other side of the sidewalk (reflects the same pattern that's already there with native grasses inserted between) with plugs of Canadensis anemone in wooded area, a couple more bottlebrush buckeyes along the fence line and witch hazels and a few serviceberries behind the fence.
  - Area beside 1535 Tanyard Hill Road (very sloped area where grass doesn't grow—Install several 100 sf beds consisting of a few small trees and shrubs.
- Toni Bailey e-mailed that Woodland Hills has been authorized for the \$500 grant from the Potomac Alliance. Paul Hlavinka, Board of Muddy Branch Alliance, indicated at the City of Gaithersburg environmental awards ceremony that we could probably get more money for the project. When the project is complete in Sep./Oct. will submit receipts which will total over \$1,000.
- Peggy Toland sent an e-mail to Dane Merkel, Pepco, on May 21 requesting a final walk around to discuss the list of plants that were destroyed and need replacing. Dane Merkel sent an e-mail to Frank at Pepco requesting that he set up something with Lorenzo Construction.
- The area at Wildpark Avenue near the benches needs decorative fencing around the plants. Request that fencing be purchased (black wrought iron which hooks together). Think it can be purchased for less than \$50.

- **Receipts totaling \$172.20:**
  - City of Gaithersburg, 5/18/25, \$22 (dead box elder behind 209 High Timber, dead Austrian pine behind 209 High Timber, dying willow oak in island in front of 314 Wye Mill Court, dying sycamore at corner of 1501 Tanyard Hill Road)
  - Prince William Wildflower Society, 5/9/15, \$115 (mostly ferns and a few perennials)
  - Morningside Farm & Nursery, 5/16/15, \$22 (perennials)
  - Loew's, 5/8/15, \$5.28 (replacement blade for bow saw)
  - Home Depot, 5/21/15, \$3.16 (washers, bolts and wing nuts to attach Monarch Butterfly sign to wooden posts—Memorial Day event)
  - FedEx, 5/21/15, \$4.76 (laminated sign for Memorial Day event)
- **Will be attending the native plant conference in Millersville next week. Requesting up to \$200 for plants.**
- **Requesting the following amount totaling \$2,240:**
  - Approve Mead for a day of pruning (\$2,240).
- Approval for Nathan to replace 4 4x4 timbers in front of 1931 Windjammer Way (\$200) and replace timber in front of 1911 Windjammer Way (\$150).

#### **Concurrence items**

On April 20, 2015, the Board of Directors approved an application from the Community Affairs Committee and the Wildlife Habitat Group to reserve sidewalk space in front of the pool house and around to the side, including the first 3 parking spaces.

On May 7, 2015, the Board of Directors agreed to retain counsel to represent us in the 1717 Logmill Lane matter.

On May 9, 2015, the Board of Directors approved \$380 to paint/repair the locker rooms at the pool house and \$3,184.06 to replace/update interior lighting at the pool house.

On May 10, 2015, the Board of Directors approved \$300 to paint the existing guard stand and the diving board.

#### **Next Meeting and Adjournment**

The next meeting will be held at Watkins Mill Elementary School, Media Center, on Monday, June 22, 2015.

Judy moved to adjourn; the meeting ended at 8:50 PM.

Respectfully submitted, July 12, 2015  
by Judy Sudholt, secretary