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# MINUTES OF WOODLAND HILLS HOME OWNERS' ASSOCIATION

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*Approved March 23, 2015*

## **Board Meeting of February 23, 2015**

The meeting was called to order at 7:05 pm by Leesa Willis. Present were board members Zeno Lantos, Pam Sonnevile, Richard Reise, and Judy Sudholt. Also present was Peggy Toland, Property Manager.

Also present was Beverly Jordan of 1510 Tanyard Hill Road and Michael Sudholt of 1725 Logmill Lane. The meeting was held in the Media Center, Watkins Mill Elementary School, 19001 Watkins Mill Road, Montgomery Village, Maryland 20886.

### **Opening Remarks**

Leesa Willis had no opening remarks.

### **Homeowner Open Forum**

Judy Sudholt reported that many residents on Logmill Lane worked together to clear the snow from the sidewalks and the parking spaces as a group effort. It was a great show of community spirit and cooperation.

### **Minutes of January 26, 2014 Board Meeting**

Pam Sonnevile said that one correction needs to be made to the minutes - replace "receipts" with "receipt". Richard Reise moved to approve the January 26, 2014, meeting minutes with the condition that the correction be made; Zeno Lantos seconded; and the motion carried unanimously.

### **Treasurer's Report**

Pam reported that as of January 31, 2015, there was \$73,016.66 in the operating checking and savings accounts and \$489,188.63 in reserves.

Pam reported that the CD will be maturing in March 2015. Discussion ensued and the board unanimously agreed to keep the CD where it is for now.

Pam asked Peggy, and Peggy confirmed that Nathan North's bill for December 2014 was slated for the 2014 budget and not for the 2015 budget.

**Management Report**

Peggy Toland reported that CAI is actively looking into electronic an payment service. During the week of February 16, 2015, CAI interviewed Alliance Association Bank which is a division of Western Alliance Bank that deals solely with HOA and condominium communities. They also provide loans to community associations, which is how they make their money. They provide free services, such as lockbox, debit payment and check payment. Credit card payments do have a surcharge which is paid for by the payer. The Western Alliance Bank is located in Las Vegas, NV. Also, CAI has scheduled to meet with Mutual of Omaha Bank to learn what they are offering in their HOA dedicated branch. If the board decides to utilize one of these kinds of banks, every transaction with the bank has to be via mail or electronically through the bank.

Peggy reported that she contacted AMG asking that they look at the sidewalks throughout the community. Not only have the new sidewalks suffered disrepair, but the older sidewalks have incurred damage as well. Peggy reported that she believes the problems are due in large part to all of the rain we had earlier which froze with the onset of winter, and now as we continue to get snow, which melts and adds more water into the very small yards, it is causing the sidewalks to raise a few inches and/or to crumble. Peggy asked Don Boswell, a City of Gaithersburg engineer, to come out to the community and assess the situation.

Pam reported that when she was shoveling the snow, she noticed that the crack seal just pulls (or peels) up out of the street.

Peggy reported that she has noticed these same issues in other communities with the sidewalks and the crack seal. Once the weather improves, Peggy reported that she will walk through the community and mark the asphalt areas that need to be fixed.

Peggy reported that she contacted T&C Painting and requested a quote from them for the restriping and AMG.

Peggy reported that she sent letters to all of the 1600TR residents regarding some residents' failure to comply with the snow removal policies; this was to follow-up on a complaint by a homeowner.

Peggy reported that she sent a letter to the owner and tenants at 1309CD regarding two (2) complaints for not cleaning up after their dog.

Peggy reported that two (2) years ago (June 12, 2013) WSSC approached our community regarding installation of sewer liners and repairing manhole covers. Peggy has made inquiries every 3 months to WSSC's office, asking if they have any plans to do this work in the near future; the answer was always and consistently "no." However, on Friday, February 20, 2015, signs were posted by WSSC on lower Tanyard indicating that work would begin on Monday. In addition to Lower Tanyard, this work will also impact Kestrel and Carlsbad, including the already tight parking spaces. WSSC is not supposed

to be digging up pipes but are supposed to be inserting new liners in the sewer pipes. Digging will occur around manhole covers.

#### **Community Affairs Committee Report**

Beverly Jordan reported that she has not had time to visit with new members of the community and that she is therefore resigning from the greeting newcomers and delivering the community green bags portion of the Community Affairs Committee; however, she remains available for the community's events. Beverly will provide Leesa Willis and Judy Sudholt with a list of the people she has not met yet with since November 2014. The board expressed their appreciation to Beverly for all of her hard work.

#### **Neighborhood Watch Committee Report**

There was no report from the Neighborhood Watch Committee.

#### **Architectural Review Committee Report**

Judy reported the following issues:

1. A proposed addendum to the Architectural Guidelines will be submitted to the board as a concurrent item for their review and approval.
2. Along with the proposed addendum, the proposed revised Request for Approval of Alteration form will also be submitted as a concurrent item.
3. 901WW has completed the bay window replacement; the vertical strips are very wide and look nothing like other homes in the community. This was supposed to be a like-for-like replacement. ARC will follow-up with the homeowner.

#### **Grounds Committee Report**

1. Pam reported that Mead Tree completed a day of pruning last week.
2. Pam reported that the City of Gaithersburg is asking for nominations for the environmental award submission by March 23, 2015.

Judy Sudholt moved to approve all committee reports, Richard Reise seconded; and the motion carried unanimously.

#### **New Business**

Leesa confirmed that the Mayor and City Council are meeting with five (5) communities at 7:30 pm on March 11, 2015, in the Media Center, Watkins Mill Elementary School, 19001 Watkins Mill Road, Montgomery Village, Maryland 20886 regarding a variety of issues, such as M83, CCOC, street lighting, and more.

**Next Meeting and Adjournment**

The next board meeting will be held on Monday, March 23, 2015, at 7:00 pm in the Media Center, Watkins Mill Elementary School, 19001 Watkins Mill Road, Montgomery Village, Maryland 20886.

After all persons present had no objection to doing so, Judith Sudholt moved to adjourn to Executive Session. The meeting adjourned to Executive Session at 8:10 pm.

Respectfully submitted,

by Judith Sudholt, Secretary  
February 26, 2015