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## *MINUTES OF WOODLAND HILLS HOMEOWNERS' ASSOCIATION*

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*Board of Directors' Meeting of November 23, 2015  
Approved February 22, 2016*

At 7:00 PM, the regular business meeting convened and was called to order by Leesa Willis. Present were Pam Sonneville, Richard Reise, and Zeno Lantos. Judith Sudholt arrived later. 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. Also present was Denisha Thaxter of 1521 Tanyard Hill Road.

### **Homeowner Open Forum**

Richard Reise asked about a sassafras tree that was planted near his home. Pam Sonneville assured him the tree is there as well as a few new shrubs.

Pam Sonneville reported that she and Walt have been picking up significant amounts of bottle/can recyclables.

Leesa Willis reported that two orphaned recycling bins were picked up and dropped off at the pool. They can be recycled.

### **Minutes of October 2015 Meeting**

Richard Reise moved to approve the October 26, 2015 minutes; Zeno Lantos seconded; and the minutes were approved.

### **2016 Budget**

Peggy Toland reported that she received no feedback from homeowners regarding the proposed 2016 budget that was mailed out for comment. Richard Reise moved to approve the 2016 budget; Zeno Lantos seconded; and the budget was approved.

### **Treasurer's Report**

Pam reported that as of October 31, 2015, cash in the Operating Accounts was \$105,087.30; and the Reserve Funds balance was \$482,743.02. Peggy reported that she closed two Capital One CDs and used most of the funds to pay off the white coat bill for the pool. She suggested that the remaining \$20,000 and the Capital One CD maturing in December be combined in a money market account. Richard Reise moved to close the maturing Capital One CD and combine it with the remaining \$20,000 from the other two Capital One CDs to open a money market account; Pam Sonneville seconded; the motion carried.

### **Management Report**

Peggy reported that the WSSC subcontractor has removed the temporary road. She contacted Mr. Reed of WSSC to see when the restoration would be done and he responded that he was going to get a date for a walk-through.

Peggy suggested that a lack of response from a resident who cleared common ground of trees and shrubs should lead to filing a claim in small claims court. Richard Reise moved to file a claim in Small Claims Court; Judy Sudholt seconded; the motion carried.

Peggy reported that she is still waiting on Montgomery Lighting regarding the panel price and the motion detector light replacements. He said he was still working on the panel price but had forgotten about the motion detector light replacements.

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

Nothing to report at this time.

### **Neighborhood Watch**

Nothing to report at this time.

### **Concurrence items**

No concurrent items to report this month.

### **Architectural Committee**

Judy Sudholt reported. The Winter 2015 inspections are more than half way completed. We have a few issues with incorrect window design installations but other than that things are going well. We plan to finish the inspections by early December. Discussion ensued.

### **Grounds**

Pam Sonneville reported.

1. Home Tee Care (HTC) was held on Saturday, October 31, from 10:00 am to noon with a total of 14 participants. Caren Madsen, Conservation Montgomery, and Andy Driscoll, the teaching arborist, provided valuable information. Evan Glass was in attendance as well with students from the Gandhi Brigade Youth Media Center filming classes for developing a series of video vignettes on HTC 101.
2. Stadler Nurseries completed all of the plantings and paid invoices have been submitted to the City of Gaithersburg for reimbursement of the grant.
3. Still waiting on Marty Kelly to plant the Satyr holly as well as the replacement items (2 shrubs).
4. David Rogner (ecological restoration) came out last week and started ridding areas of invasives. He'll contact me after Thanksgiving and do more invasive removal.

Pam requested approval from the board to be reimbursed for her expenses in the amount of \$48.42.

|                           |            |                       |              |
|---------------------------|------------|-----------------------|--------------|
| Freestate Copier Services | 10/23/2015 | Inspection Forms      | \$23.32      |
| N&S Rentals               | 11/05/2015 | 80 lbs. sand for sign | 14.10        |
| City of Gaithersburg      | 11/16/2015 | 2 tree permits        | <u>11.00</u> |
|                           |            |                       | \$48.42      |

Pam requested approval for the expenditure of \$400 for root collar work to be done on 7 trees that have been over-mulched. Pam requested approval for an additional 15 hours at \$15/hour which is a total of \$225.00 for David Rogner to remove more invasives.

Judy Sudholt moved to approve reimbursing Pam the amount of \$48.42 for expenses; \$400 for root collar work to be done on 7 trees, and an additional 15 hours of invasive removal work to be done by David Rogner; Richard Reise seconded; and the motion carried.

**Parking Committee**

Zeno Lantos reported. We had a successful first meeting for the WHHOA Parking Committee on Monday, November 16th. We had a good discussion regarding the current parking situation in Woodland Hills and proposed possible solutions for improving it.

We specifically pointed out that since the early 2000s and the onset of economic issues, we have seen multiple families and/or singles moving into and sharing homes that were meant to be single family homes in order to find affordable housing. As a result of this, the number of vehicles servicing those homes also is on the increase. However, our community was developed and built with single families in mind. Parking to accommodate multiple vehicles per household was not provided and many homes in the community do not have any parking spaces in front of them. As a result of this, we have parking problems in several areas in the community with no possible improvement to the situation in sight.

Based on this information, we discussed the following three options:

Option 1 - Do not change the current parking rules, but educate the residents of the community regarding rules and community standards.

Option 2 - Change the current parking system to a permit system. The residents would get a set number of permits per household. We would also create areas for guest and overflow parking.

Option 3 - We would have a combination of assigned and permit parking. Each household would get an assigned parking space. The rest of the parking would be permit parking. We would also create areas for guest and overflow parking.

The members present at the meeting primarily favored Options 1 and 2. As a result of this, we decided to further investigate Options 1 and 2 at the next meeting. We hope to develop specific recommendations for the Board at the next meeting.

The proposed date for the next Parking Committee meeting is Monday, December 7, 2015.

**Committee Reports**

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

**Next Meeting and Adjournment**

The next meeting will be held at Watkins Mill Elementary School, Media Center, on Monday, January 25, 2016.

Judy moved to adjourn; the meeting ended at 8:38 PM.

Respectfully submitted,  
November 25, 2015  
by Judy Sudholt, Secretary