

**MINUTES of Lakeview at Brandywine**  
Homeowners Association Board of Directors  
**Meeting date:** November 07, 2013  
Session #8

**Call to order:** Lakeview at Brandywine HOA meeting was held at the community clubhouse located at 7405 Sudley Ave, Brandywine, MD 20613. The meeting convened at 8:00pm, Chairperson Tami Langhorne presiding.

**Members in attendance:**

1. Tami Langhorne- President
2. Lee Russ- Vice President
3. Sonya Anyaka-Secretary
4. Renee Salmond- Treasurer

**Guest in attendance:**

- Homeowners of the Lakeview at Brandywine Community

**Approval of Agenda**

Sonya Anyaka motion that the agenda be approved. Lee Russ second that motion. The motion was unanimously approved by the board and distributed.

**Approval of Minutes**

The minutes from the previous meeting on September 19, 2013 was unanimously approved by the board. The Board unanimously approved to put the September 19, 2013 minutes on the community website.

**Open Session (3 min per homeowner)-** homeowners expressed concerns about school buss pick up points. Second, wanted to know when the installation of “no soliciting” signs and other signs would be installed. Third, homeowners had a concern about mail theft. The Board advised homeowners that this issue should be reported to the postmaster general and place home surveillance cameras focused on the mailbox in an effort to catch the thief. Forth, homeowners requested a streetlight to be placed at the end of the corner of Owings and because the lighting is so poor and it is very dark causing a safety concern. Fifth, there is a concern about the lack of landscaping of the common area located on Owings Ave. Homeowners were advised of that particular area is owned by the developer and the board would report the issue to the developer and it is hopeful that this issue would be resolved as soon as possible.

**Open Issues**

**New Business- Contracts-** Chairperson Tami Langhorne stated that Bayscape Landscaping Company will now serve our community with a saving of \$3,500. Premier the pool company will remain with us another year due to satisfactory service.

- **Signs-** Homeowners were advised to walk their pets on a leash and pick up poop. In addition, PGC has a mandatory fine for not having pets on a leash. The fine starts at \$250 and can go up to \$1,500, signs are posted throughout the community. Five additional dog poop signs and stations will be installed next week, which will be the week of November 9, 2013.
- **Ponds and Fountains** – Chairperson Tami Langhorne stated Angler is continuing to service both ponds and fountains. The board unanimously voted and agreed.
- **Grill and picnic area-** For safety reasons the board purposed to move the grill located near the back pond to an open area near a concrete slab near Chicumuxen street or Saloman street. The item was tabled until further research can be conducted on the cost of removing and relocating the grill.
- **Revision of the Violation letter** – The board voted and unanimously agreed to accept the revised violation letter and to have the HOA attorney to review the letter for accuracy.
- **Bonds and Streets-** Bonds of the streets have been released and are now operated by PGC. Our roads are now public and anyone can now park on our streets without penalty.
- **Budget Overview-** Treasure report. The delinquency has decreased from 80k to 49k. The attorney has filed legal action against 25 homeowners out of the 39 homeowners that are in delinquent status.
- **Committee Report-** Social committee gave a report about the Fall party that was held on October 31, 2013 from 6:30pm to 8pm. The committee chair stated that the party was a success and they appreciate and thank the homeowners for their support.
- **2014-Budget** – was review by the board and mailed to homeowners.
- **Proposal of special assessment/ increase in assessment for 2014-** The board advised homeowners that there will not be an increase in assessment.
- **Grill/picnic area removal or relocation-** tabled until further notice
- **Security/proposal of having a gated community-** Homeowners were advised that the cost would exceed the benefit and is not affordable at this time. A special assessment of over \$1,000 or an increase of \$95 in monthly assessments would have to occur in order to install a gate around the community.
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***End of Committees Final Report:***

**Closed Session**

**Adjournment:** The meeting was adjourned at **8:59 pm.**

**Minutes submitted by:** Sonya Anyaka-Secretary

**Approved by:** Board members Tami Langhorne, Lee Russ, Sonya Anyaka and Renee Salmond approved the September 19, 2013 meeting minutes. The minutes was approved unanimously and distributed.