

Lakeview at Brandywine HOA Meeting- Session # 9

25 February 2014, Community Clubhouse

Attendance: Tami Langhorne (President); Renee Salmond (Treasurer); Victoria Courtney (Acting Secretary)

Meeting called to order at 7:02 pm

Victoria Courtney voted in as acting secretary to make quorum (President and Treasurer voted Aye; No Nays)

Minutes were approved from 7 Nov 2013 meeting. President made motion to approve minutes; Treasurer seconded; all ayes – no nays

Open Forum: Homeowner asked question about community wifi use at the Clubhouse. President tabled this item for later in the meeting as it was an agenda item.

Ponds/Fountains: President noted the fountains will be restored as soon as the weather permits; likely mid-March or early April.

Grill-Trash-Picnic area in woodline by back pond: Issue will be tabled until next Board meeting when more Board members are present. At issue is moving the grill-picnic tables-trash bin out of the tree line and into another part of the community. Three recommendations: bring picnic tables and trash to the concrete slab by the back pond and get rid of the grill; put all three items on the concrete slab by the back pond; bring picnic tables and grill to the community center area and keep the trash can by the concrete slab at the back pond.

Violation Letters: Reminded homeowners that previous to November all violations were repealed because CMC failed to send out timely and accurate violation notices. The Board revamped the violation letter and it was approved by the HOA Attorney. As of November, violation letters were being sent again to the community; Board reminded homeowners it is not the intent of the board to issue violations, but to uphold the community guidelines and maintain order in the community in order to ensure our property values are not degraded. Violation letters are now operating in full force.

Yard Waste Change: PG County introduced a new yard waste collection policy; homeowners can no longer use plastic bags for yard waste but are now required to use paper lawn bags to dispose of yard waste. Homeowners also have the option to put yard waste into a plastic trash bin. Yard waste collection is every Wednesday. Board reminded homeowners to promptly remove trash cans from the street and store them out of street view so as not to receive a violation notice.

Landscaping Contract: Geese deterrent is expensive and not always effective as per information from the Landscaping Company. Board President recommends relooking at geese deterrent options next year when the community has a stronger budget.

Clubhouse Wifi: Board will not share wifi password with homeowners who would like to use the wifi at the clubhouse due to security concerns as the wifi is used for other HOA matters. Board recommended that homeowners who are active on a committee and need to access the community clubhouse would have access to the clubhouse wifi.

Sound Barrier: HOA Board sent a request to the State Highway Administration (SHA) to have a sound barrier installed along route 5 and Accokeek road. The Board also requested mature trees be planted also to absorb the traffic sound. SHA determined from sound testing that our community was not eligible for the Sound Barriers because the noise along Route 5/Accokeek Rd did not meet the threshold of 66 decibels noise. SHA determined the noise level at this intersection is 61 decibels. Board President mentioned the County will conduct a walk-through of the common areas; trees have a one year warranty from the developer.

Roads: Board reiterated that the roads are now public/county road. The last storm it appears the cul-de-sacs were not plowed; if this occurs again in the future homeowners are reminded to call 3-1-1 to report the problem. This can also be done on the PG County 3-1-1 website. The Board can be notified and will respond, but the notifying 3-1-1 directly is the fastest way to resolve the issue.

Party Rentals: The Board is considering increasing the rental fees due to recent party damage. Reminder that the clubhouse is for everyone's use and to be please be mindful all homeowners share a cost to any required repairs. The Board President is of the opinion the price is fair since we already pay dues. Warns homeowners even if a pre-inspection is not conducted, homeowners will still be responsible for any damage or mess. Another suggestion was to increase the security deposit or asking for a credit card to hold and charge damage fees. Full disclosure would be required to make it legal. Additionally, Board reminded residents that security cameras are in use at all times and are used to verify rental conditions.

CMC Dismissal: The Board has made a petition to the declarant to remove CMC since they are not conducting their fiduciary responsibilities and duties. The Board submitted the numerous problems to the Declarant and has also provided three other management companies for consideration. Board reminded homeowners we need to have about 5 more homes sold before the declarant will turn over the HOA to the community and depart.

Treasurer Report: Delinquent account holders are starting to pay and delinquency rate is decreasing. There are five accounts in legal action. Board reminded homeowners to reach out to HOA to deal with account issues and not to ignore the letters from the attorney. Without full participation, the community will not be able to make any improvements.

Snow removal: Unexpected cost of snow removal; not budgeted for, but the community is still within budget even after this expense.

Committee Information: Grounds committee provided an update on the pet poop stations; landscaper will remove pet waste from the stations beginning in March on a weekly basis for \$100 per month. Also need to ensure the snow removal process includes the entire sidewalk around the clubhouse/playground block. Also mentioned that the committees need additional volunteers.

Homeowner reminded the residents to keep the area around their mailboxes free of snow. If the areas are not free from snow (or debris) the mail lady will not deliver mail.

The meeting was adjourned at 7:46 pm.