

ORCHARD KNOLLS HOMEOWNER'S ASSOCIATION, INC (HOA)

PO Box 4225, North Potomac, Maryland 20885

WWW.ORCHARDKNOLLS.ORG

Minutes – Feb 12, 2014

BOARD OF DIRECTORS (BOD) - Volunteers

President	Richard Schinner (RS)	301-977-5196	evantage@comcast.net	Nov 2016
VP1	David Haas (DH)			Nov 2015
VP2	Lisa Goodman (LG)	301-963-3807	goodgrl@verizon.net	Nov 2015
Treasurer	Mark Tabar (MT)	301-318-8446	homaitabar@yahoo.com	Nov 2016
Secretary	Open			Nov 2017

ARCHITECTURAL REVIEW COMMITTEE (ARC) - Volunteers

Member Lisa Goodman

Member

Member

ADMINISTRATIVE MATTERS & MINUTES REVIEW :

Call To Order: President Called Meeting to Order at 7:00 Pm.

Absent Members: None

Guests: David Gardner, Attorney For OKHOA

Jim Clifford, Attorney for PGC

David Angell, PGC

Treasurer's report by Mark Tabar

There was a discussion about the next Annual Meeting. Mark and Rick will contact Diane Tillery to set up date, time and place. Diane will be asked to handle the notices.

Special Business: Presentation By Jim Clifford regarding Potomac Garden Center (PGC)

During the meeting Mr. Clifford presented comments to the Board about the type of project being considered by Potomac Garden Center. In particular, he indicated that they were considering

filing an annexation package with the City of Gaithersburg for a senior citizen project on the property. The property would include a mix of independent living units and assisted care type units. The project was being marketed to First Centrum and Holiday Corporation.

Mr. Clifford felt that the City was more focused on the outcome, and not obstructionist like the County. The project would likely include 90 units of assisted care and 130 independent living units, for a total of 220 units on the site. The buildings would be between 3 and 4 stories in height.

There would hopefully be one entrance, which could be consolidated with the entrance to the firehouse.

Questions were raised about parking requirements and where it would be placed. Mr. Clifford said most would be placed underneath the building. He stated that the Master Plan indicates that the area is short by 600 senior citizen units and recommends that they be built. Lisa Goodman stated that many have already been built in the area since the Master Plan was adopted.

The Board discussed the application after Mr. Clifford and Mr. Angel left and voted to instruct David Gardner, as counsel for the Association, to contact the City of Gaithersburg and advise the City that the Board was strongly opposed to the plan. The Board indicated that it is concerned about the proposed increase in density and intensity of use on the site, the height of the buildings which would tower over the adjoining single family homes, the fact that it is not compatible with the adjoining single family development, and traffic and lighting on the site. The Board instructed counsel to stay in touch with the City of Gaithersburg and to let the City Planner know that the Board is opposed to the Plan and to notify the Board if and when an application to annex the property is formally filed.

ADJOURNMENT Meeting adjourned at 8:55 pm.

The next meeting is scheduled for TBD

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