

ORCHARD KNOLLS HOMEOWNER'S ASSOCIATION, INC (HOA)

PO Box 4225, North Potomac, Maryland 20885

WWW.ORCHARDKNOLLS.ORG

Minutes – July 23, 2014

BOARD OF DIRECTORS (BOD) - Volunteers

President	Richard Schinner (RS)	301-977-5196	evantage@comcast.net	2016
VP 1	David Haas (DH)			2015
VP 2	Lisa Goodman (LG)	301-963-3807	goodgrl@verizon.net	2015
Treasurer	Mark Tabar (MT)	301-318-8446	homaitabar@yahoo.com	2016
Secretary	Michelle Katon (MK)			2017

ARCHITECTURAL REVIEW COMMITTEE (ARC) - Volunteers

Member	Lisa Goodman
Member	George Puddington
Member	Paul Hughs

ADMINISTRATIVE MATTERS & MINUTES REVIEW :

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

Absent Members:

Treasures Report: A few homeowners are behind in dues but not many.

Old Business: Minutes from the June meeting were passed. Lisa made the motion and Mark 2nd it. PGC - no news. Lisa has noticed more trucks coming out in the morning. New bridge was put in. Top railing of the 1st bridge was replaced. New steps were put in by the townhouse. The mailboxes by the townhouse were painted. Replacing the flagstone floor under the gazebo was quoted \$4300.00 this includes fixing and repairs. Waiting on quote for stamped concrete as an additional option. Diane spoke with the post office and we can't move the mailboxes until they inspect it. They may pay for part of the repairs. A suggestion was made to not replace the bench seats when the gazebo is repaired. Mark and Rick walked the neighborhood and found 11 homes that had trees hanging over the sidewalk. Letters were sent to homeowners and they have until August 10th to trim trees and then Carlos will take care of it and they will be billed. Diane spoke with the townhouse owners for issues that were in that part of the community.

HOA Board will do a Community Walk through of the townhouse community Wednesday, July 30th at 7:00. We will meet at Rick's house.

New Business: Reviewed ARC Guidelines. Looked at roofing (page 15) as this has been the only change in several years. Looked at page 13 (paint colors) - Lisa thinks specific colors are outdated and would like it to be more general. Diane is willing to go to paint store to get the updated names. Follow up on Citrus Grove house that has Cobalt Blue shutters. They were given 90 days to repaint. Decking (page 14) needs to be changed to "composite." Railings (page 6) needs to be changed to Chippendale or Straight railing. Garage doors (page 6) need to be addressed as there are many homes that have changed the doors without ARC approval and they are not following the guidelines. Diane is going to send an email to one neighbor that she needs to apply to ARC regarding her garage doors. She will need to find out what it will take to be "in compliance." Wording to be changed for the next meeting and then they will be signed off on.

Community Picnic - Sunday September 21st. - 12 - 4PM Will take place at Cherry Blossom Place. (Where all the non garage townhouses are). It will be catered, there will be a moon bounce, Carmen's will be hired and a flyer will be sent to homeowners. there will also be a "sandwich board" put up a few days before. A letter will be sent to townhouse homeowners to move their cars for the event.

ADJOURNMENT Meeting adjourned at 8:20 PM

The next meeting is scheduled for TBD

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