

**OCHOA NEWSLETTER
SUMMER 2022**

HOMEOWNERS GET-TOGETHER TO BE HELD SEPT. 10

Come out and meet your Olney Crossing neighbors! An informal get-together of all residents will be held on Saturday, September 10 (rain date September 17) beginning at 3 p.m. in the open common area on the north side of Hines Road between Monitor and Blossom View Drives. The event will be totally BYO. So bring a chair, your own snacks and drinks, and safe yard games, like cornhole boards. The OCHOA Board will provide a table with information that homeowners can share, such as home businesses that neighbors can use. No political flyers, please. If you would be willing to help with organization, please send an email to: events@olneycrossingmd.org. We look forward to getting together with you all on September 10.

MANAGING OUR NEIGHBORHOOD POND

Most residents of Olney Crossing (and Williamsburg Village) may not be aware of the stormwater management pond nestled between Winter Laurel Terrace, Monitor Drive, and John Carroll Drive. The pond is usually dry, but collects runoff from surrounding streets and yards during storms and wet periods. It is also a busy wildlife habitat for deer, foxes, birds and all kinds of small animal species (you may hear the Spring Peeper frogs as they started calling in April).

The 12,000 stormwater management facilities in Montgomery County reduce flooding, filter pollutants, and provide other environmental benefits. Our local pond is primarily maintained by the County Department of Environmental Protection (DEP), which is responsible for major upkeep such as dredging sediment, removing fallen trees, and maintaining the outflow control structure (a concrete box with screens that control water flow downstream). Through our landscaping company, OCHOA is responsible for non-structural maintenance, which mostly means cutting grass and clearing excessive plant growth.

The DEP inspects stormwater ponds every three years, and in June of 2022 began their periodic maintenance of the pond, which will entail staging of construction equipment in the parking lot of Pipers Way (townhouse condos) and whatever large-scale upkeep is required. The work is likely to continue for several weeks once started. You can find more information here: <https://www.montgomerycountymd.gov/water/stormwater/improvements.html>

CALL FOR OCHOA BOARD MEMBERS

OCHOA needs you! Board elections will be held at the Olney Crossing Homeowners Annual Board meeting this fall. Homeowners are invited (and needed) to apply for all officer positions (President, Vice President, Secretary) and at-large positions. To run for a Board position, please send a brief bio to webmaster@olneycrossingmd.org by Sept. 6, 2022. Nominees will be listed in the Fall/Oct newsletter.

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OVERDUE ACCOUNTS

Our HOA has been able to keep assessments at a modest level based on the timely payment of HOA dues by the vast majority of homeowners. However, there are a number of homeowners with past due accounts in substantial amounts.

OCHOA bylaws state that the Board of Directors should place a lien on those properties or bring a lawsuit to collect any assessment that is overdue by more than 30 days. We would prefer not to engage in such collection activities. However, our Treasurer has told us that there are months where she has come very close to having to draw from rainy day fund because our margins are so tight. This is unacceptable.

We will begin collection on the more seriously overdrawn accounts in the near future. If we need to engage an attorney to collect overdue accounts, his attorney fees will also be charged to the homeowner when the account is settled.

If you are a homeowner unable to pay your assessment due to financial distress, please contact Krista Boteler, Treasurer, 410-353-8923, treasurer@olneycrossingmd.org or kristabotelercpa@comcast.net to work out a payment plan.

Payments can now be made via Zelle. See <http://olneycrossingmd.org/pay-hoa-dues/> or go to www.zellepay.com to send payments to treasurer@olneycrossingmd.org.

Thank you to homeowners who keep their accounts current, and to those who have recently made efforts to pay delinquent dues!