

OLNEY CROSSING HOMEOWNERS ASSOCIATION
INTERIM MEETING on Landscaping
Held virtually
April 18, 2024
7:00 p.m.

Board Members Attending: Audrey Partington (Secretary), Julie Jenkins (Board Member at-Large), Eric Wenocur (Board Member at-Large)

Absent: Ann Metayer (Vice President), Krista Boteler (Treasurer)

Homeowners Attending: Carol Bickford, Kevin Glaser, David Hughey, Sarah Hughey, Michele McLeod, Bill Rawlins, Karen Rawlins

Call to Order: At-large Board Member Eric Wenocur called the meeting to order at 7:05 pm. The purpose of the meeting was to discuss landscaping/clean-up of four distinct common areas.

Presentation: Eric shared a graphic on the screen depicting four distinct common areas, labeled 1-4. He noted that Area 3, on the right side of Hines Road (south side) between Winter Laurel Drive and Georgia Avenue, had already been cleaned up by CER, the HOA's landscaping contractor at a cost of \$2,000.

CER quoted \$3,500 to clean-up and maintain Area 2, on the left side of Hines Road (north side) between Monitor Drive and Winter Laurel Drive. The question arose about ownership of this land, which might be the responsibility of the townhouses. Michele McLeod offered to clarify the ownership and report back to the Board.

CER quoted \$5,000 for Area 1, on the left side of Hines Road (north side) between Winter Laurel Drive and Georgia Ave. The breakdown is \$750 for mowing; \$1750 to put down natural wood chips; and \$2,500 to grind stumps, add topsoil and grass.

CER quoted \$2,000 to clean-up and maintain area 4 on the right side of Hines Road (south side) between Monitor Drive and Winter Laurel Drive.

CER noted a reduction in quoted if volunteers clear brush and debris (leaving removal of this material and stump grinding to CER).

Eric reported the following financial information provided by OCHOA Treasurer Krista Boteler: \$10,965 in the checking account; \$11,438 in reserves (CD). A maximum of \$5,000 could be spent on landscaping/clean-up, however, there are some unknown costs, such as snow removal, which could arise through Dec. 31, 2024.

Discussion: Karen and Bill Rawlins noted an increased level of dumping in the areas in need of clean-up. They believe unkempt areas are leading to increased dumping. Audrey suggested posting "No Dumping" signs, once the areas are clean-up.

Kevin Glaser suggested that volunteers take part in a community-wide clean-up effort, then get revised quotes from CER. He reported that homeowner Kate O'Neal has already been working to clean-up Area 1. He said Kate is also willing to take the debris to the dump in her truck. Julie Jenkins agreed that a volunteer clean-up crew was a good idea.

This issue of liability (for injured volunteers) arose. The Board agreed to check on its insurance coverage and the efficacy of a waiver, to be signed by volunteers. A tentative date of May 18, 2024, was set for the clean-up. The event will need to be publicized, and volunteers will need to be enlisted.

Adjournment: The meeting adjourned at 7:55 p.m.