

## OLNEY CROSSING HOMEOWNERS ASSOCIATION – JULY 2024 NEWSLETTER

### COMMON AREA CLEAN-UP

On April 18, the Board held an open meeting (via Zoom) to discuss the potential clean-up of the landscape of four distinct common areas. The minutes from the meeting, along with a Landscape Reference Map of the areas, are available on the HOA's website (<https://olneycrossingmd.org>).

At the meeting, Board member At-Large Eric Wenocur shared the Landscape Reference Map on his screen. 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. It was also noted that Area 2, on the left side of Hines Road (north side), between Monitor Drive and Winter Laurel Drive is most likely the responsibility of the townhouse development. (It was subsequently determined that this is the case).

That leaves Area 1, on the left side of Hines Road (north side) between Winter Laurel Drive and Georgia Avenue (estimated to cost \$5,000 for clean-up) and Area 4, on the right side of Hines Road (south side) between Monitor Drive and Winter Laurel Drive (estimated to cost \$2,000 for clean-up).

An open review of the HOA's financial status determined that a maximum of \$5,000 could be spent on clean-up. However, it was noted that unknown costs, such as snow removal through Dec. 31, 2024, could preclude having any available funds for clean-up.

A month after this meeting, an unforeseen hazard of a dead and leaning tree on HOA property was brought to the attention of the Board. Located in the wooded area behind the townhouses (north side of Hines Road and Monitor Drive), the area was determined to be on HOA property and posed an immediate threat to homeowners' property. Therefore, the Board decided that it was in the best interest of the HOA to have that tree cut down, along with a cluster of 3 other nearby dead trees (to save the expense of a future return visit of the contractor). The cost came to \$2,500. Pending any unforeseen expenditures throughout the rest of 2024, a small amount of funds may still be available for future clean-up of common areas.

To reduce contractor costs, homeowner Kevin Glasser suggested at the April meeting that volunteers take part in a community-wide clean-up effort of Areas 1 and 4. The Board agreed to check on its insurance coverage in the event volunteers are injured. It was subsequently determined that the HOA is not covered for this possibility. However, a community clean-up could be a grassroots effort, with waivers signed by volunteers in case they are injured on HOA property. Homeowners interested in leading and/or participating in this effort (using their own tools) should notify the Board of their intention to do so by emailing [webmaster@olneycrossingmd.org](mailto:webmaster@olneycrossingmd.org).

## **URGENT CALL FOR HOA BOARD MEMBERS**

OCHOA needs you!

It is imperative for homeowners to step forward to serve on the Board. The Board President position has been vacant for several years, and the 3-year terms of the current Board Vice President, Secretary, and an At-Large member will expire at the end of the year.

Board elections will be held at the Olney Crossing Homeowners Annual Board meeting this fall. The date will be announced in the October 2024 newsletter. Homeowners are urged to apply for 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](mailto:webmaster@olneycrossingmd.org) by September 15, 2024. Nominees will be listed in the October 2024 newsletter.

## **BABY SHOWER WITH A TWIST**

Tornadoes are often accompanied with rain showers but it's not often that a baby shower is accompanied by a tornado.

Such was the case on the evening of June 5 when a tornado came dangerously close to our community. As their phones sounded weather alerts, several residents on Monitor Court huddled in the basement of Julie Jenkins' house and continued to celebrate Meghan Elie's impending arrival.

Meghan and David welcomed their second daughter on June 17. Our community's newest resident, Madelyn Elie, joins big sister Mackenzie.

## **ONLINE BILL PAYMENT**

Payments of HOA dues can be made online via Zelle. See <http://olneycrossingmd.org/pay-hoa-dues/> or go to [www.zellepay.com](http://www.zellepay.com) to send payments to [treasurer@olneycrossingmd.org](mailto:treasurer@olneycrossingmd.org). Remember that HOA quarterly fees are due 30-days from invoice date. For example, July 1 fees are due by August 1.