

Olney Crossing Homeowners Association

Newsletter October 2025

www.OlneyCrossingMD.org

Annual Meeting for All Residents October 16

Make a plan to log into the **OCHOA Annual Meeting on Thursday October 16 at 7 p.m.** The meeting will be held via the Zoom platform, so be sure to download the Zoom app to your computer before the meeting. You can find it at <https://zoom.us/support/> If you don't have a computer you can use the app on your phone. See this article for information https://support.zoom.com/hc/en/article?id=zm_kb&sysparm_article=KB0060564

The link to the meeting is:

A final agenda will be sent by email a few days before the meeting. Residents are invited to submit topics for the Board to address during the meeting. Please send any questions or topic suggestions **no later than October 10** to President@OlneyCrossingMD.org

We look forward to meeting with you.

Board to Conduct Review of HOA Covenants and By Laws

During the 2026 calendar year the Board will conduct a review of the HOA's two guiding legal documents: The HOA By Laws, which determine how the Association is organized and managed by the homeowners and the Board of Directors. The Declaration of Covenants, an extensive document that covers matters from assessments, rights of members, and a host of other issues of importance to the Association. Both of these documents are searchable on the Olney Crossing website: www.OlneyCrossingMD.org

Both documents were written and approved in 1983 and many of the provisions are outdated and obsolete. The revision will be a long process and the Board will get input from residents about any amendments. Sixty seven percent of households (57 out of 85) will need to approve them before we can register them with the county and state. We will provide more information in the months to come as we undertake this work. If you have questions or suggestions on changes to the By Laws or Covenants, please address them to president@olneycrossingmd.org

Emails and Quarterly Statements/bills

Would you like to receive your quarterly billing statement as an email attachment instead of through the mail? The email address where you received this newsletter is the one we have on

file for you. Please let us know if you would like to have your billing statements sent to you via email. We will begin sending out bills via email starting with the January 2026 billing. To change your delivery method, send an email to webmaster@OlneyCrossingMD.org Residents who prefer to continue receiving a paper statement in the mail do not need to contact us.

Community and Neighborhood Updates

Why are there no more Y busses? M22 Bus replaces the Y busses on Georgia Avenue and now terminates in Bethesda instead of Silver Spring. For information on the Metro Better Bus system changes, see: <https://www.wmata.com/initiatives/plans/Better-Bus/route-profiles.cfm?state=MD>

Hines Road un-stumped The Montgomery County Department of Transportation Division of Highway services sent a crew to our neighborhood to grind stumps of removed trees on Hines Road. The crews filled the resulting holes with dirt, covered them with straw and grass seed.

Get moving with GOCA The Greater Olney Civic Association (GOCA) leads a 2-mile walk from the Olney Farmers Market every Sunday starting at 11 a.m. Come join others from the larger Olney community in healthy and fun outdoor activity.

New neighbors! Luke Ardizzone and Leah Prescott are the new owners on Monitor Court. Welcome to the neighborhood!

This newsletter is now being sent via email. If you would like to have it sent to a different email, please send us a note at webmaster@OlneyCrossingMD.org