

**OLNEY CROSSING HOMEOWNERS ASSOCIATION  
ANNUAL MEETING  
(virtual)  
October 16, 2025**

**Board Members attending:** Michele McLeod (President), Eric Wenocur (Vice President), Iman Niknejad (Secretary), Carol Bickford (Board Member at-Large), Delyara Vacin (Board Member at-Large)

**Homeowners attending:** Rosario Cantor, Phylis Chedester, Mohsen Gharavi, Colleen Glasser, Linda MacNeil, Ann Metayer, Virginia Condell-Nelson, Audrey Partington, Pamela Queen, Chris Reardon, i-Phone user.

**Others attending:** Krista Boteler, OCHOA Treasurer

**WELCOME:** President Michele McLeod convened the meeting at 7 p.m. She thanked the participants, expressed concern for community members who are furloughed government workers, and mentioned Montgomery County's Federal Workforce Career Center in Wheaton. She then introduced the OCHOA Board Members.

### **FINANCIAL REPORT**

Krista Boteler presented the HOA's Financial Statements as of September 30, 2025. The Balance Sheet shows total assets of \$16,544. The comparison of profit and loss with same period in the previous year (January through September) showed a net loss of \$1,029 in the 2025 period, as compared to a net loss of \$1,655 in 2024. Projecting the association's income against its expenses shows a negative net revenue of \$2,784 at year-end 2025. Ms. Boteler noted that all financial reports are available to be reviewed by homeowner members by sending her an email: [treasurer@olneycrossingmd.org](mailto:treasurer@olneycrossingmd.org)

Ms. Boteler shared a draft budget for 2026 which would potentially include a 5% increase in dues to \$80 per quarter. If the dues were not increased, the Association would show a loss of \$1,842, only if there are costs for snow removal and salting sidewalks. An increase in the cost of landscaping by \$2,000 as part of the new 5-year contract with CER Landscaping will lead to higher expenses. Ms. Boteler noted that four homeowners are behind in their dues payments by more than \$200 and another 14 homeowners owe smaller amounts.

Ms. McLeod stated that the Board would not be raising homeowner dues at this time. Instead, the Board had voted to forego snow clearance from the sidewalks on Hines Road, which costs approximately \$1,000 per snow removal. She cited the fact that OCHOA is the only association that borders Hines Road that clears the sidewalks in the winter. She indicated that she has consulted with an alternative snow removal company that may be less expensive. Linda MacNeil asked if the association could investigate salting the sidewalks to mitigate ice buildup. Ms. McLeod said she would get an

estimate for that work. Ann Metayer expressed concern that not clearing the sidewalks would leave the HOA vulnerable to a lawsuit. Colleen Glasser said homeowner dues should not be raised.

## **BOARD ACTION UPDATES**

**Architectural Control Committee:** Iman Niknejad, chair of this committee, provided updates on requests made this year. Audrey Parting asked if anyone else was on the committee so that there was more input on decisions. Mr. Niknejad noted that he conferred with the Board on ACC decisions, and that additional committee members would be welcomed.

**Outreach Committee:** Delyara Vacin reported that the community get-together in May was a great success and well attended. She encouraged HOA members to volunteer to plan next year's gathering. She also talked about the Board's campaign to collect all resident emails. Only a few households' emails are missing. The goal of this project is to send homeowners the quarterly newsletter via email, saving mailing costs, and also giving homeowners the option of having their quarterly bill/statement delivered by email.

## **GOALS for 2026**

Michele McLeod listed two goals for 2026, to review and update as necessary the association Bylaws and architectural guidelines. She explained that the Bylaws date back to 1983 when the community was established and many provisions no longer apply. Any update to both the Bylaws and the ACC guidelines will require community input and approval. Subsequently, the updated Bylaws will need to be filed with Montgomery County and the State of Maryland. Ann Metayer volunteered to help review the Bylaws, Audrey Partington said she would help with editing, and Pamela Queen said she would help with any outreach to the State.

Eric Wenocur discussed current options for communications among homeowners and asked if the participants would be interested in being part of a listserv. He suggested polling the residents in the next newsletter.

## **OPEN DISCUSSION AND QUESTIONS**

Pamela Queen discussed concerns about accidents and excessive speed on Hines Road at the intersection of Blossom View Drive with a recent incident of a vehicle leaving the road and driving onto a neighbor's lawn. She said the Montgomery County department of transportation representatives are developing alternatives to deal with this issue as well as the left turning traffic at Hines/Prince Philip and Georgia Avenue. She said the County would like to present the suggestions to the homeowner community and that she would contact Michele McLeod to set up a public forum possibly in November.

**ADJOURNMENT:** The meeting adjourned at 8:10 p.m.