

**OLNEY CROSSING HOMEOWNER ASSOCIATION
BOARD MEETING**

Monday, September 15th, 2025

Location: Home of Michele and Glen McLeod, 17301 Monitor Drive, Olney, MD

Board Members in Attendance: Michele McLeod, Eric Wenocur, Carol Bickford, Iman Niknejad

The meeting was conducted from 7-8 p.m. EST.

Landscaping Contract Renewal

The board voted unanimously to keep CER as the landscaping company. Our contract terms will be for the 2026 through 2030, starting in January of 2026. Michele will solicit quotes from another company for the annual meeting for comparison.

Snow Removal:

In light of the increased cost of landscaping, the board voted to forego professional snow removal by CER for the 2025-2026 winter season. The cost of salting and snow removal is a non-budgeted item and would likely put the HOA beyond the available funds. Residents with snowblowers will be encouraged to clear parts of the Hines Road sidewalk for the convenience of all residents and those who walk to Georgia Ave. from adjacent communities.

Review of Bylaws and ACC Paperwork and Guidelines:

The board plans to work on reviewing and updating the bylaws and the declaration of covenants in 2026. The final version needs to be registered with the county and state. The Architectural Control Committee (ACC) guidelines are apart from covenants and bylaws due to more frequent changes required. The ACC form will also be revised to be clearer.

HOA Fees and Method of Payment:

The board will review the current HOA fees in consultation with the Treasurer to determine if they will need to be raised in 2026 to cover budgeted HOA expenses, as well as any unplanned expenses. Any increase will be announced 30 days before the end of the calendar year. The board discussed revisiting electronic billing and will poll residents to determine which households would prefer to continue to have their dues bills/statements delivered by mail and which as an email attachment.

Miscellaneous Topics:

A few topics were brought up to be added in the next newsletter. There is a new Metrobus route at Georgia and Hine (M22). It will now go to Bethesda Metro Station instead of the old Y-line that went to Silver Spring. Ride On Bus routes remained the same.

The county sent work crews to ground up most of the stumps on Hines Road and added hay and grass seeds.

Michele is looking into having our HOA join the Greater Olney Civic Association so we can attend their meetings and collaborate with nearby HOAs. County Executive Marc Elrich often attends GOCA events.

All board members have now completed the required Community Governance Fundamentals course and our HOA is in the process of being registered with the Commission for Common Ownership Communities (CCOC).

Submitted by Iman Niknejad, Secretary