

# Olney Crossing Homeowners Association Newsletter

January 2026

[www.olneycrossingmd.org](http://www.olneycrossingmd.org)

## Greetings and Happy New Year!

The Olney Crossing Homeowners Association (OCHOA) Board would like to thank our residents for their support in the past, and in the coming years.

In 2025, the community welcomed a slew of new residents. They include Adair Dunlop and Cara Jesse, both on Singers Glen Drive; Seyed Gharavi and Tannaz Farajolla, as well as Renee and Frank Lado on Winter Laurel Terrace; Kristy Burkhardt and Quinton Fortier, plus Frances Hefflin on Blossom View Drive.

Residents will have an opportunity to meet old and new neighbors at Olney Crossing's annual community gathering, which the Board is planning to host in May 2026 in the grassy common area on Hines Road.

Happy New Year, everyone!

## Meet the Board

The OCHOA Board is composed of residents who volunteer their time for our community. The current Board was elected to serve through December 2027. We are Michele McLeod, President; Eric Wenocur, Vice President; Iman Niknejad, Secretary and Architectural Control Committee head; Carol Bickford and Delyara Vacin, at large members. At the annual meeting in Fall 2027, we will elect a new Board. If you have an interest in the quality of life in our community, please consider serving on the Board.

## Quarterly Dues Hold Steady

In 2026, HOA dues will remain \$77 per quarter.

At the fall annual meeting, held via Zoom on Oct. 16, our treasurer, Krista Boteler, presented an overview of the HOA's financial position. Due to rising expenses and unpaid dues, OCHOA was projected to end the year with negative net revenue.

Rather than raise homeowners' quarterly dues in 2026, the Board voted to forego professional salting and snow clearance on the sidewalks of Hines Road during the winter months—a savings of approximately \$1,000 per snow clearance. For more details on the discussion, you can access the Annual Meeting Minutes on the OCHOA website: <https://olneycrossingmd.org/board-activity/>.

We want to thank those HOA members who pay their annual dues in full at the beginning of the year and those who pay regularly each quarter. **Homeowners are encouraged to pay their dues using the Zelle app** through their bank, if available. This avoids loss of checks through the postal mail. To pay by Zelle direct the payment to: [treasurer@olneycrossingmd.org](mailto:treasurer@olneycrossingmd.org). Members may also opt to have their quarterly

invoice delivered by email as opposed to postal mail. Please send an email to: [treasurer@olneycrossingmd.org](mailto:treasurer@olneycrossingmd.org) if you would like to switch your delivery method.

## **Project to Update Bylaws and ACC Guidelines**

The Board will embark upon the review and possible update of the association's Bylaws, which were written and approved in the early 1980s. Many of the provisions dealing with the HOA governance are obsolete. The task will be a long-term effort, requiring input and approval from the community. To view the existing Bylaws, go to <https://olneycrossingmd.org/wp-content/uploads/2023/07/OCHA-Bylaws-OCR.pdf>.

In addition, with assistance from residents, the Board will review and update the Architectural Control Committee's Guidelines. These were created by a group of homeowners in 1988, "to preserve the architectural and environmental standards of the community and ensure that we have an attractive and appealing living area." You can read the current guidelines on the OCHOA website at: <https://olneycrossingmd.org/wp-content/uploads/2015/09/Architectural-Procedures-Policy-and-Guidelines.pdf> The guideline information begins on page 5.

The guidelines may not supersede the regulations set by Montgomery County. In some cases, like constructing an addition, homeowners must first seek approval from the county before approaching OCHOA for approval of an architectural change. Once you receive county approval, you must obtain Architectural Change Request (ACR) approval from OCHOA. You can find the form here: <https://olneycrossingmd.org/wp-content/uploads/2015/12/OCHA-Architectural-Change-Request-Form.pdf>.

## **Cars in Driveways Must Have Tags, Current Registration**

The Board would like to remind all residents that Montgomery County law requires all motor vehicles to have license plates and current registration. Cars parked in a homeowner's or renter's driveway that do not have current tags can be reported to the county, resulting in a fine to the vehicle owner. You can read the county provisions here: <https://www3.montgomerycountymd.gov/311/SolutionView.aspx?SolutionId=1-3FRETX>

## **Hines Road Traffic Calming Measures**

Montgomery County Department of Transportation (MCDOT) has planned traffic safety improvements along Hines Road, between Cashell Road and Georgia Avenue. These measures will address excessive speed on Hines Road, which has resulted in cars running off the roadway. An early concept includes additional striped crosswalks and traffic islands in the middle lane of Hines Road. According to MCDOT, these improvements will be implemented in the spring of 2026, when warmer temperatures return. In the meantime, MCDOT will deploy dynamic speed signs (DSS) along Hines Road to help educate motorists about safe vehicle speeds. DSS are traffic devices that use radar to detect a vehicle's speed and display it

back to the driver. The DSS is scheduled to be deployed Monday thru Friday, during the first three weeks of January 2026.

### **Olney Crossing HOA Communication**

<a href="mailto:president@olneycrossingmd.org">president@olneycrossingmd.org</a>	General questions and comments
<a href="mailto:webmaster@olneycrossingmd.org">webmaster@olneycrossingmd.org</a>	Web and tech related issues
<a href="mailto:treasurer@olneycrossingmd.org">treasurer@olneycrossingmd.org</a>	Financial and billing questions
<a href="mailto:architectural@olneycrossingmd.org">architectural@olneycrossingmd.org</a>	Changes to exterior of home or property

Please note that all future newsletters will be sent by email. If you have not provided us with an email address, or are unsure, please email an update to: [webmaster@OlneyCrossingMD.org](mailto:webmaster@OlneyCrossingMD.org).