

Olney Crossing Homeowners Association Newsletter October 2024

OCHOA ANNUAL MEETING TO BE HELD VIA ZOOM ON NOVEMBER 14

The Olney Crossing Homeowners Association will hold its Annual Meeting via Zoom at 7 p.m. on **Thursday, November 14**. The proposed 2025 budget will be presented and Board Elections will be held.

Use one of the following methods to access the Zoom meeting:

Send an email in advance of the meeting to webmaster@olneycrossingmd.org and request the Zoom link. (Note: The webmaster will automatically send the link to homeowners who have provided their email address for the OCHOA mailing list).

Or

Key this shortened Zoom link into your browser: <https://bit.ly/4gvvf3v>

(Note: Full Zoom link below)

<https://us06web.zoom.us/j/5955630249?pwd=Z2V3MWRUZDBvQ3RWUHFqSVNXOWRFdz09&omn=83242604844>

Or

Open Zoom application, click "Join Meeting and enter:

Meeting ID: 595 563 0249

Passcode: 912254

DESPERATE CALL FOR BOARD MEMBERS

Candidates are being sought for OCHOA Board officer positions (President, Vice President, Secretary) and At-Large positions. The incumbent officers will complete their terms in December 2024.

AN HOA WITHOUT A BOARD OF DIRECTORS CANNOT RUN ITS NORMAL BUSINESS AND MAY FACE LEGAL ACTION. THE COURT CAN APPOINT A THIRD-PARTY RECEIVER (A PAID POSITION) TO TAKE OVER THE HOA'S OPERATIONS. THIS CAN HAVE MANY NEGATIVE CONSEQUENCES, INCLUDING INCREASED FEES. THEREFORE, IT IS IMPERATIVE THAT HOMEOWNERS STEP UP NOW TO SERVE ON THE BOARD.

To self-nominate for the positions described below, please send your name, address, contact information, and Board position you are interested in to webmaster@olneycrossingmd.org. Board positions are described below.

OLNEY CROSSING HOA BOARD POSITIONS AND TASKS

President: Presides at all meetings of the Board of Directors; carries out resolutions made by the Board; signs all legal documents affecting the association; deals with landscaping and snow removal contractors; and serves as the key contact point for homeowners.

Vice President: Assists the President and serves as the President's back up.

Secretary: Maintains HOA records and takes minutes at Board meetings.

At-Large Members: Represent the community in issues that come before the Board.

Treasurer: A paid CPA (non-Board member)

Miscellaneous tasks (to be performed by a Board member): Pick up the mail at the Olney Post Office; Make bank deposits.

Time commitment: Varies per Board position, with an average of 10-12 hours per year.

GRASSROOTS EFFORT BEAUTIFIES COMMON AREAS

Last April, the Board held an open meeting (via Zoom) to discuss the need to clean up four common areas on both sides of Hines Road, between Monitor Drive and Georgia Avenue. The minutes from the meeting and a map of the areas are available on the HOA's website (<https://olneycrossingmd.org>). This issue was also outlined in the July 2024 OCHOA newsletter.

It was determined that Area 3 had already been cleared by the HOA's contractor and Area 2 was the responsibility of the townhouse development. To reduce contractor costs to clean up Areas 1 and 4, homeowner Kevin Glaser suggested that volunteers take part in a grassroots, community-wide clean-up effort.

Kevin later took it upon himself to coordinate the tremendous volunteer effort to clear underbrush and English Ivy that were growing up the trees on the north side of Hines Road (right side), between Winter Laurel Drive and Georgia Avenue (Area 1). Homeowners adjacent to the HOA property were asked if they wanted that area cleared. All were in favor. Several people donated many hours to the effort and are ecstatic with the results. They included Kate Stephansky, who had begun to clear the area herself prior to the April meeting.

In addition to four fallen trees, the 24 upright trees remaining in that area were heavily bound by English Ivy, which was removed by the volunteers, potentially increasing the life of the trees. The underbrush covered a dumping ground of an old spring mattress, a wooden gate, and several bags of old Tupperware and other trash. Four full-size truckloads of mulch were delivered and off loaded, free of charge, at the top of the hill next to the sidewalk. Many man-hours and wheelbarrows full of mulch were hauled by hand and spread over that area. While the work was ongoing, many people from adjoining neighborhoods stopped and expressed their appreciation of the clean up.

Kevin also cut and removed fallen limbs, vines, and overgrown underbrush on the south side of Hines Road (left side) between Winter Laurel Drive and Monitor Drive (Area 4). He has also removed English Ivy from other trees within our development along Hines Road.

It is worth noting that CER, the HOA's landscaping contractor, had provided an estimate of \$9,250 to clear Area 1 and \$2,000 for Area 4. Kevin did the work for considerably less, but at his own expense (an incredible value for our community).

Thanks to Kevin, Kate, and everyone else who volunteered, as it helps to keep our HOA fees low.

Note: Volunteers are still needed to haul away several piles of debris remaining on these common areas.

FREE FIREWOOD AVAILABLE

During the clean-up effort, four fallen trees in Area 1 were cut into stumps. They are free for the taking for homeowners who wish to split their own firewood.

GROUNDSKEEPING COMMITTEE TO BE FORMED

The HOA board is in DIRE need of a Groundskeeping Committee. If you enjoy walking along Hines Road you might be the perfect person to alert the HOA Board of any maintenance issues, as well as determine when to request CER to clear the sidewalks of snow. Express interest in an email to webmaster@olneycrossingmd.org.

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 to send payments to treasurer@olneycrossingmd.org. Remember that HOA quarterly fees are due 30-days from invoice date. For example, Oct fees are due by Nov 1.