

JANUARY 2025

## *Happy New Year!*

### **NEW YEAR, NEW BOARD**

The Olney Crossing Homeowners Association Board wishes all residents of our community a happy and healthy New Year!

Announced at the virtual Annual Meeting on November 14, 2024, the new OCHOA Board is composed of the following homeowners. They will elect officers when they convene in January.

#### **Carol Bickford**

Carol and her family have lived on Singers Glen Drive since July 1989, when military orders transferred them north from Camp Lejeune, NC. She is a retired Navy Nurse Corps officer and is a long-term nurse employee for the American Nurses Association. For many years Carol was a daily neighborhood dog walker. Now her two current pups, rescue beagle Dixie and chihuahua Bell, joined the family and refuse to venture outside the yard. Carol brings to her OCHOA Board role a desire to keep our organization responsive to homeowners.

#### **Michele McLeod**

Michele has been living on Monitor Drive (south side) for more than 30 years. She and her husband Glen are both retired and enjoy walking and running around the neighborhood. She has co-edited the OCHOA Newsletter for several years, contributing news articles and profiles of residents. She is stepping down from that role to begin serving as a Red Cross volunteer, supporting Montgomery County residents who have been displaced either temporarily or permanently by home fire. Her goal as a Board member is to build relationships among our residents based on mutual interests and group projects.

#### **Delyara Vacin**

Delyara has lived on Monitor Court for nearly 3 years. Although she is a relative newcomer, Delyara has contributed to the HOA by helping plan social activities. She says she appreciates the friendliness of her neighbors. A focus of her time on the Board will be to make quarterly dues payments more convenient for busy homeowners. Delyara said she is “happy to be living in this great community!”

#### **Eric Wenocur**

Eric and his wife Kim have lived on Monitor Drive (north side) for 10 years. Eric has served as an At-large member of the OCHOA Board for the past 3 years. He has also been the HOA's webmaster since he established the site at <https://www.olneycrossingmd.org> 10 years ago. He added searchable versions of the association's core documents: Declaration of Covenants and Bylaws. Eric is a self-employed technical engineering consultant in broadcast, video, and audio production for government, corporations, educational and entertainment organizations around

the DMV. He and his wife are avid bird watchers, and are greatly concerned with animal welfare and the state of the environment. They hope more people will make their yards more friendly to birds and other pollinators.

**Iman Niknejad**, Architecture Committee Lead

Iman has lived on Winter Laurel Terrace for 5 years. While not an official Board member, Iman plays an essential role in OCHOA by keeping an eye on changes to homes and property in the neighborhood. He is also the person who reviews the Architectural Change Review Forms, which homeowners are required to submit when planning to make exterior improvements to their property. A mechanical engineer by trade, Iman is a devoted vegetable gardener and promoter of composting.

**Krista Boteler** is the OCHOA Treasurer/CPA (a paid position, not a Board member).

**Note:** If you are interested in working on the OCHOA newsletter, contact Audrey Partington at [afp20832@gmail.com](mailto:afp20832@gmail.com).

**HOMEOWNER DUES INCREASE FOR 2025**

Beginning with the January 2025 billing, homeowners will pay \$77 quarterly for dues. The increase was announced at the virtual Annual Meeting on November 14, 2024. According to the OCHOA Bylaws, the Board can vote to raise dues 5% annually (plus an additional amount to cover the cost of an increase in insurance premiums). Payments are due within 30 days.

The Board decided that a dues increase was necessary as the HOA was projected to end the year with just \$26, if all revenue is received, and if there are no unforeseen expenses. As of October 31, 2024, 27 homeowners were in arrears, totaling about \$3,400. As always, the Board is making a concerted effort to collect those delinquent fees. Homeowner dues balances owed are now down to \$729.

Looking ahead, the HOA is due to collect \$26,630 in revenue in 2025, with operating expenses projected to be \$25,632.

**NOTE:** Homeowner fees can be made via **Zelle**. See <http://olneycrossingmd.org/pay-hoa-dues/> or go to [www.zellepay.com](http://www.zellepay.com) to send payments to [treasurer@olneycrossingmd.org](mailto:treasurer@olneycrossingmd.org). If you are a homeowner unable to pay your fees due to financial distress, please contact Krista Boteler, Treasurer, 410-353-8923, [treasurer@olneycrossingmd.org](mailto:treasurer@olneycrossingmd.org) or [kristabotelercpa@comcast.net](mailto:kristabotelercpa@comcast.net) to work out a payment plan.