

Olney Crossing Homeowners' Association Meeting

Time: Wednesday, January 21, 2026, 7-8 PM EST.

Location: Home of Iman Niknejad, Secretary & ACC Head

Attendees: Eric Wenocur, Michele McLeod, and Carol Bickford

Agenda & Topics Covered:

(1) Court Case with Kevin Glasser:

- a. Board members signed a document stating that they authorize Michele to present the Board in the court case and to offer funds (the out-of-pocket costs) to Kevin again, which to date he has declined.
- b. Court case details:
 - i. Case# D-06-CV-25-026451
 - ii. Date & Time: Feb. 2nd, 2026, 9:00 AM EST
 - iii. Location: 191 E Jefferson St. Rockville, MD 20850, Courtroom 514
 - iv. Check docket board to confirm courtroom upon arrival.
- c. Michele has composed a timeline of events based on emails, conversations with Ann Metayer (former VP) and Eric (current VP). She will email that document to the rest of us for reference.

(2) Donations Made to The Board by Lee and Phylis Chedester:

- a. In December 2025, Lee and Phylis donated \$100 to each Board member. Per the OCHOA bylaws, the Board members serve as volunteers with no compensations allowed. The Board thanked Lee and Phylis for their generosity and unanimously decided to consider the monies as donations which will be used for the OCHOA annual gathering, which is tentatively set to be on May 17th, 2026.
- b. The Board members provided the funds to Michele to hold for now and will decide on use and activities to spend it on in April.

(3) Bylaws and ACC Guidelines Updates:

- a. Iman will try to convert the bylaws from PDF to a Word document. If successful, the document will be shared with rest of the members to start reviewing and add comments/redlines. Tracking will be turned on so changes to the document can be tracked.
- b. Ann and Audrey are on standby to review our changes for grammar, accuracy, and legal advice.
- c. Michele will ask OCHOA lawyer if he has experience with laws around any filings that may need to be done with the County or State.
- d. Michele has reached out to GOCA members to see if any HOAs have experience in this area. No one has reached out yet.
- e. Due date for the Word document is set as April 15th, 2026.

(4) Board Terms of Office:

- a. The bylaws originally state 3-year terms but there is a discrepancy/marking in the document we have that crossed out the 3 and states 1-year term. Since we don't have access to the original bylaws document, we are not sure who wrote on the scanned document we have.
- b. The Board unanimously decided that the terms should remain as 3 years.

(5) Rental Homes Updates:

- a. As far as we know the only rentals are 3621 & 3637 Winter Laurel Ter.
- b. Michele will check with owners to see if they are reported to county and are licensed.

(6) Missing Emails:

- a. Iman to clean up the Google sheet emails/contacts list and report on which emails we are still missing. Michele and Iman can then go about visiting those homes to see if we can get their email addresses.
- b. Eric mentioned from the emails we have so far, none have bounced back when he sent the Q1 newsletter on January 3rd.

(7) Community Gathering/Picnic:

- a. The Board decided to keep the gathering on the same date as 2025, the Sunday in between Mother's Day and Memorial Day.
- b. The date is tentatively scheduled to be May 17th, 2026. Time to be decided later.
- c. Plan is to send the final date/time in the April newsletter to the members.
- d. The Board will use the donations from Lee and Phylis for this event.

(8) Storm Water Related:

- a. Michele informed the Board that the County has taken over responsibility for the storm water management area.
- b. CER will still maintain the grassy path leading to the storm water area.
- c. The Board unanimously decided that we can stop collecting the \$25/house fees from houses on John Carroll Dr.
- d. Michele will let Krista know about stopping those bills to the houses on John Carroll Dr. and send a final letter thanking them for paying their share over the years.