

Olney Crossing Homeowners Association Meeting

Time: Wednesday, July 15, 2026, 7-8 PM EST.

Location: Home of Michele McLeod, President

Attendees:

Eric Wenocur, Michele McLeod, Carol Bickford, Iman Niknejad, Delyara Vakin

(1) Review of finances, especially costs of lawyer from legal case vs. homeowner

Association has paid our lawyer. Michele will investigate the bylaws to see if we can address the lawyer fees with a special assessment or by using the funds in the CD. If that is not possible, a fee hike may have to be done.

(2) Savings for emailing statements vs. letters (~\$300/year)

Krista has started sending bills via email. There could have been some confusion between residents about the email coming from Intuit. We'll ask if Krista can use her OCHOA email instead, so residents don't think the Intuit email is spam. Some folks may be behind due to the bills being emailed now vs. snail mail.

(3) 2026 Annual meeting

The board set the date for the annual member meeting for Thursday, November 5th, 2026. The meeting will be announced in late August or early September in keeping with the required 30-day minimum for informing homeowner members.

(4) Raise dues

Michele will connect with the treasurer regarding budget forecast for the remainder of 2026, so the board has basis on which to base raising dues.

(5) Continuing to charge John Carroll homes for maintenance of drainage pond

The board voted to discontinue sending bills to the (##) John Carroll addresses as a contribution toward maintenance of the drainage pond that is adjacent to their properties. Montgomery County has taken over responsibility for care and maintenance of the drainage pond. The fees from those houses are estimated to be about \$300/year.

(6) Hines road traffic safety improvements

The board agreed with all MCDOT proposals. Cherrywood, our neighboring HOA, has reservations about the safety improvements. Michele will ask if speed bumps can be added on Hines, but we will need the other HOAs to agree to this as well.

(7) GOCA Membership for OCHOA

Michele attended some meetings. The board decided to renew membership and will continue to attend GOCA meetings for networking purposes (\$50/year).

(8) State Farm Insurance Policy

Minimum raise in the policy price, the board decided to keep the same policy.

(9) Updating the bylaws

Eric has done a first pass. Iman will upload the PDF to ChatGPT to see if he can convert it to a word document that we can all work on.

(10) Next board meeting

September 16th, Wednesday 7:30 PM