

Olney Crossing Homeowners Association Board Meeting

Wednesday, September 16, 2026, 7:30-8:45 pm

Attendees: Michele McLeod, Eric Wenocur, Delyara Bakin, Carol Bickford

Unable to Attend: Iman Niknejad

1. Financial Position of HOA Jan-Aug 2026

Member dues income = \$19,742.54

Expenses

Grounds maintenance = \$9,000.00

Insurance = \$1,614.42

PO box rental fee = \$192.00

Accounting & legal fees = \$ 3742.25

Michele reported the added attention in August to collecting unpaid dues successfully decreased that balance from \$4240 to only \$482 as of September 16. She also shared that numerous folks have requested continued mailing of dues statements, although electronic notice and payment options have been appreciated by many owners.

2. Budget Planning for 2027

Discussion about expected additional waste pond grounds maintenance fees and possible tree removal charges prompted serious discussion of the proposal to implement the optional 5% dues increase. The proposed budget must be distributed before the November 5, 2026, annual meeting. Michele and Krista, our accountant, will develop that document.

3. Hines Traffic Safety and Resurfacing Project

Michele confirmed our input for the Hines resurfacing project had been received, planning efforts continue, and the resurfacing is set for 2027.

4. Health of Trees

Michele said she is exploring obtaining an arborist's assessment of the health of common property trees in the event we must plan for 2027 funding of necessary tree work.

5. By-Laws Review and Revision

A formal by-laws review and revision plan has been started and remains a board goal for 2027.

6. Members Annual Meeting – virtual event on November 5, 2026

That meeting's agenda will be crafted at the October 5 board meeting.

7. Plans are in development for a fall "trash walk" at Lake Needwood in remembrance of Larry Rublee, a long time Olney Crossing homeowner. A date and details will be sent to email addresses and posted on the HOA website: www.olneycrossingmd.org.