Olney Crossing Homeowners Association (OCHOA)
2026 Annual Meeting (Virtual)
November 5, 2026 (7:00-7:45 p.m. ET)

Board Members attending: Michele McLeod (President), Eric Wenocur (Vice President), Delyara Vacin (Board Member At-Large), Carol Bickford (Board Member At-Large}

Homeowners attending: Linda MacNeil, Audrey Partington, Janice Chiddo, Benjamin Shor, Kevin Glasser, Colleen Glasser, Phylis Chedester

Others attending: Krista Boteler, OCHOA Treasurer

Welcome, Thank you, Announcements
President Michele McLeod convened the virtual meeting at 7 pm ET. She thanked all participants for joining the call and similarly thanked those who she met while working at the election at Cashell Elementary on November 3.

Michele stated special appreciation for those who have paid their homeowner fees on time to help keep the bank balance in good shape. Most homeowners receive their bill/statement via email, however homeowners can receive their bill/statement via postal mail upon request to the Treasurer.

The Montgomery County street paving project is almost finished for our development. No confirmation at this time about the spring 2027 schedule for resurfacing Hines Road.

Financial Report
Treasurer Krista Boteler reported the 2025 audit has been completed. She displayed multiple reports via ZOOM's screen share function and identified the current checking balance to date is $7397. Three homeowners are delinquent in paying their dues and currently owe over $200; another 18 homeowners owe smaller amounts.

Eric Wenocur pointed out the 2027 additional budget line for $1500 for tree maintenance. This will now become an ongoing expense item because of the age and condition of trees in the public areas.

The Board has identified the need to increase the 2027 quarterly dues from $77 to $81 to cover the projected increase in 2027 expenses. The stormwater retention pond may need additional maintenance if the Montgomery County inspection team identifies problem areas.

2026 Board Actions and Other Items

1. Increased the annual fees by 5% as permitted by the existing Bylaws to begin as of January 1, 2027.

2. Identified additional $1500 budget line item for tree maintenance.

3. Did not include budgeting for snow removal cost (not included in 2026 budget).

4. Bylaws review is being addressed as an incremental process to "clean up" and improve readability. Those interested in helping with that process or recommending specific revisions, should send an email to Michele McLeod with the details at president@olneycrossingmd.org

5. Benjamin Shor commented positively about the Hines Road safety enhancements that are being considered.

6. Michele McLeod identified the successful 2026 spring commons area get-together has promoted planning for a similar May 2027 community gathering.

The meeting was adjourned at 7:45 p.m.