

CHAPEL GROVE HOMEOWNERS' ASSOCIATION

Minutes of the Board Meeting

August 22, 2007

The Board of Directors of Chapel Grove Homeowner's Association met at the Waugh Chapel Elementary School on Wednesday, August 22, 2007. Present were:

Nancy Gossard – President
Luella Bressler – Vice President
Jim Frank – Treasurer
Mike Miller – Secretary
Byron Malogrides – Member-at-Large
Scott Wallace – Member-at-Large
Doug Zander – Member-at-Large
Hayley Hancock – ProCom Management Agent
Gail Kramer – Recording Secretary
Josh Mahoney – Landscape Committee Chair
Tony Mitchell – Safety Committee Chair

Additional homeowners:

Mark Browning – 1542 Star Stella Drive
Spencer Heazlitt – 774 Seneca Drive
Susan Lizzi – 1505 Criterion Drive
Marian Moore – 1526 Star Stella Drive
Karen Randes – 1556 Star Stella Drive
Joann Simmons – 799 Seneca Drive
Anthony Sizemore – 1621 Winesap Drive
Betty Slayton – 1556 Star Stella Drive
Betty Strater – 1548 Star Stella Drive
George Strater – 1548 Star Stella Drive

CALL TO ORDER

Nancy Gossard called the meeting to order at 7:03 p.m. Introductions were made.

MINUTES APPROVAL

Byron Malogrides moved to approve the minutes from the July 25, 2007 Board meeting as written. Luella Bressler seconded the motion. There was no additional discussion and the motion was approved by a majority with one abstention.

PRESIDENT'S REPORT

Nancy provided the following report:

- The new fencing has been installed. Doug Zander will conduct a final walkthrough with the fence company.
- The Board is working on 2008 budgets. Budget information to homeowners will be forthcoming.

- The covenants committee is continuing to work on reviewing and rewriting the association's rules and regulations where appropriate. It is a long project but the committee is making progress.
- Reported several homeowners are concerned about pet related issues. The Board is working to address their concerns.
- A budget has been suggested for all three entrance improvements. The Board is working very hard to make sure the entire community is considered and is working to get some projects started in the common areas.

TREASURER'S REPORT

Jim Frank reported the association is in good standing.

PROCOM MANAGEMENT REPORT

Haylie Hancock presented the following management report in Kerrie Wilson's absence:

1. Transfers of Ownership

- a. 1717 Macoun Court – James and Julie Miller - \$833,943
- b. 1715 Macoun Court – Elijah Noels, Jr. and Jenise Fonvile-Noels - \$889,219
- c. 1530 Star Stella – Roger and Barbara Shanks - \$765,000
- d. <record deleted by the site administrator>
- e. 2484 Jostaberry – Brian and Monique Burton

2. Projects Completed/Underway

- a. Seasonal Changes sediment ponds maintenance proposal
- b. Approved facility use permit
- c. Tree removal bids; Care of Trees, Bay Area, D&D and Knab's

3. General Matters

*Note – specific addresses edited for publication

- a. Play equipment – (3 Residences)
- b. Garbage receptacles – (4 Residences)
- c. Lawn main – (7 Residences)
- d. Color violations – (3 Residences)
- e. Miscellaneous letters – Newspapers (1 Residence) Storing Items (1 Residence)
- f. Commercial vehicles – (2 Residences)
- g. ACC violations – Hardscape (2 Residences) Play Set (1 Residence)
- h. Correspondence disputing color violations; (2 residences)
- i. Correspondence disputing children's play set

Nancy reported the Board has a list of approved paint colors for the town homes but it's impossible to have a similar list for the single family homes because of Winchester Homes' "Your House, Your Way" option which includes 100 choices. The town homes have five or six colors that are standard but for some reason there are

some tan shutters and two town homes with tan doors. Kerrie questioned Winchester Homes as to whether they are approved colors and they said tan has never been an approved color. The homeowners said their doors and shutters were painted those colors when they purchased their homes. The Board has decided not to make the owners repaint the shutters and doors because there is no proof Winchester did not paint them that color. The color will be grand fathered for now and homeowners were informed they can change the paint to an approved color or leave them the way they are.

Nancy also reported there have been complaints about the lights around the pool not working. As it turns out the light poles are not BGE's. The contractor at the time the pool was being put in used a totally separate contractor to install the lighting. Kerrie conducted some detective work and determined Aztec Contractors is the company that should maintain them and they will make appropriate repairs.

COMMITTEE REPORTS

LANDSCAPE COMMITTEE

Doug and Josh Mahoney provided the following report:

1. Seasonal Changes leveled out the ground around some areas of the fencing for aesthetic purposes and then reseeded the area.
2. The lights are now working at the gazebo. The light in the cupola will be rotated so the light bulb can't be seen from the road. The entrance lighting work is a work in progress.
3. Doug reported the committee and the Board investigated options for improvements to the three entrances to the community, how much money should be allocated for the areas and after extensive discussion moved to budget \$60,000 total for improvements to the three entrances. Byron moved to fund the improvements with existing monies from this year. Jim seconded both motions. There was no additional discussion and the motions were unanimously approved.
4. Doug also reported the Board is working to determine what the other focus areas should be in the in the community to make improvements to those common areas that are not well kept in the single and town home areas. The Board has discussed establishing a \$10,000 project fund to address and improve some of the common areas and will start researching options. The goal is to strengthen run down common areas to enhance the communities as a whole. Doug moved to establish a \$10,000 fund for that purpose. Byron seconded the motion. There was no additional discussion and the motion was unanimously approved.

A homeowner reported there are cables sticking out of the ground by the fence near Strawberry Lake. Doug said he has asked Kerrie to research whether the cable belongs to Millennium, Verizon, etc. to identify who owns it and ask them to cut it. There are also some orange wires sticking out of the ground near two of the town homes by the path and Kerrie is working on that issue as well.

5. Doug said the committee is also looking at hiding cable boxes on common areas by obscuring them with grasses, landscaping, etc.
6. Doug also said Bartlett Tree will be rectifying mulch problems around trees. He also noted trees that were taken out have to be replaced by the association. Nancy said Anne Arundel County's

re-forestization plan states some of the dead trees don't have to be replaced but the area must be re-seeded or re-sodded.

POOL COMMITTEE

Luella provided the following report in John Kilgore's absence:

1. There have been fewer complaints in the last few weeks from pool users.
2. Still waiting for new umbrellas to arrive.
3. A leak in the men's room was fixed and a water fountain was installed.
4. Seeking bids from various pool management companies for the 2008 season.
5. The pool will close on Labor Day.

A homeowner questioned whether the pool furniture will be put away this year earlier than Christmas. Byron said putting away the furniture is part of the pool management company's contract and they have assured the committee the furniture will be put away in a timely manner this year.

SAFETY COMMITTEE

Byron and Tony Mitchell provided the following report:

1. Tony and Byron met with Nestor Flores to discuss the traffic survey results. There were unmarked cars with radar set into them clocking speeds in the community the same time Officer Henry was conducting patrols in the community which affected the results of the survey. Speed humps will not be an option because clocked speeds were too low to indicate a need for them. Mr. Flores has suggested installing a mini circle at the pool area at Star Stella and Seneca and the pool entrance to slow down traffic. That's the one area drivers will have increased their speed by and the addition of a traffic circle will force drivers to slow down to maneuver around the circle.

The second part of the process is traffic education to remind homeowners to slow down and obey the 25 M.P.H. speed limits in the community. Mr. Flores also suggested an onsite speed electronic sign and bringing in county police at the county's expense to set up patrols. The other recommendation is to paint lines on some of the roads to visually narrow the road which is proven to slow down drivers. Homeowners will receive a flyer outlining the county's three recommendations. The county would like feedback on the proposals by those people affected by the recommendations. Homeowners will have 30 days to call Nestor Flores to voice concerns, etc. Byron will invite Mr. Flores to attend the next meeting to address the county's recommendations and then the Board will vote on whether to adopt the recommendations. Byron also noted the county will pay for any improvements.

A homeowner said she did not understand how the addition of a circle will help slow down drivers who pick up speed coming from Waugh Chapel. Byron said Officer Henry's presence has helped considerably. There have been a couple of repeat offenders. Byron said there was even one first offender going so fast the officer didn't give him a warning he got a ticket right away.

2. The county has agreed to post two "No Outlet" signs and one "Dead End" sign.
3. Byron also reported Officer Henry has been patrolling from 11:30 p.m. – 1:30 a.m. and has seen garage doors left open, a window at the pool was left open, animals running wild, etc., but no juveniles or adults roaming the community.
4. Tony reported the DEA raided a house on Colette Court and another on Seneca and seized the homes and vehicles for allegedly manufacturing ecstasy.

MISCELLANEOUS DISCUSSION

1. Nancy reported Seasonal Changes will mow the area around the ponds once a month.
2. Nancy also reported BGE is prepared to install another safety light on Artblack near the tot lot at a cost of approximately \$36 per month to cover installation, electricity, maintenance, etc. Homeowners were asked to contact Kerrie Wilson at ProCom if there are other areas in the community that are dark and would benefit from additional lighting. Josh reported there is no electricity at the entrance to the town homes at Killarney. Hayley was tasked with informing Kerrie of the issue.

HOMEOWNER CONCERNS

1. A homeowner asked the Board if there was a plan in place to address pet issues within the community. Doug responded by stating the Board doesn't have enough information on the problem yet and he has volunteered to research the issue and make recommendations to the Board on how to control the problem of owners allowing their pets to eliminate on common and private areas. Doug plans to look at the community as a whole and see where and what the problems are to see if it makes sense to identify specified areas for people to take their pets to do their business. Also will look at establishing what would happen if someone allows their pet to eliminate on private or common property. There was extensive discussion concerning pet stations, problems associated with trying to enforce a rule, damage to common areas caused by urination, etc.
2. A homeowner reported the county has changed the community's trash pick up days. Doug noted the change has been posted on the website.
3. Susan Lizzi was the winner of the random drawing for a gift certificate donated by Weiss Market.

ADJOURNMENT

The meeting adjourned at 7:57 p.m.

Approved by: _____
President

Date: _____

Submitted via e-mail to Kerrie Wilson at ProCom by Gail Kramer/Recording Secretary
gailkramer@comcast.net