

CHAPEL GROVE HOMEOWNERS' ASSOCIATION

Minutes of the Board Meeting

September 26, 2007

The Board of Directors of Chapel Grove Homeowner's Association met at Waugh Chapel Elementary School on Thursday, September 26, 2007. Present were:

Nancy Gossard – President
Luella Bressler – Vice President
Jim Frank - Treasurer
Mike Miller – Secretary
Byron Malogrides – Member-at-Large
Doug Zander – Member-at-Large
Scott Wallace – Member-at-Large
Kerrie Wilson – ProCom
Amanda Medford – ProCom
Gail Kramer – Recording Secretary
Nestor Flores – Anne Arundel County Traffic Engineering Division
Fourteen additional homeowners

CALL TO ORDER

Nancy called the meeting to order at 7:05 p.m.

MINUTES APPROVAL

Doug moved to approve the minutes from the August 22, 2007 Board meeting as written. Byron seconded the motion. There was no additional discussion and the minutes were unanimously approved.

TRAFFIC ENGINEER'S PRESENTATION

Byron Malogrides introduced Nestor Flores, of the Anne Arundel County Traffic Division and explained he was present to provide feedback to the community on the traffic survey that was conducted within Chapel Grove.

Mr. Flores reported the survey was conducted to help find answers on ways to slow down traffic in the community. He noted there are a number of suggestions that can be adopted if the Board of Directors and the community agree. He also reported the safety committee submitted ideas but the data he collected does not support all of their suggestions. Included in Mr. Flores' presentation was the following information:

- Provided history of his department's involvement in the community. The county could not participate in traffic decisions until the community was turned over to the county by the developer. There are still areas that have not been taken over by the county.
- Reviewed the process his department and the safety committee used to define traffic concerns.
- The next step was to collect data on the average daily traffic and speeds.
- The desired result is to reduce speeding and raise awareness within the community.
- Constraints were defined, i.e. plow operations, large vehicles, school buses, etc.
- Traffic calming measures were developed.
- Data was collected in six locations. Mr. Flores presented a chart of volume data at six locations. Speeds were recorded using radar.

- The county's data was being retrieved at the same time the association had an off duty police officer working in the community.
- The data doesn't support speed humps at this time so less intrusive options are being suggested. All options are subject to review by the waste management company, emergency services, roadway operations and school services. Anne Arundel County has and retains the authority to determine what is appropriate. The following strategies were presented:
 - Installation of edge lines on Seneca Drive and Lamoka Drive. Explained pros and cons.
 - Traffic Calming Circle (Seneca at Star Stella/pool entrance.) Explained benefits and impacts. It is beneficial in moderating speeds but impacts large vehicles because it makes it difficult to circumnavigate. May require the elimination of some on street parking. The circle's landscaping must be maintained by the association.
 - Showed photos of sample circle options, and explained temporary vs. permanent.

Mr. Flores opened the floor to homeowners and the following discussions occurred:

1. A homeowner asked why there was no data collected on Lamoka and Strawberry Lake. Mr. Flores said some data was collected and he also had data from previous studies. Speeds were in the 28 mile per hour range. Comparable to other entrance on Seneca.
2. A homeowner said she is concerned about drivers speeding at the corner of Maracrest and Lamoka. There are a lot of children riding bikes in that area and there have been a lot of accidents there.
3. Doug asked about the impact of large vehicles on the proposed circle. Mr. Flores said there will be 16 – 22 feet of clearance and it will be tested out before it is actually installed. Doug said there isn't enough room for a circle there and asked if a stop sign could be installed. Mr. Flores said stop signs are not used for speed control and a stop sign would not slow down traffic, in fact, people blow through them. Mr. Flores said he would have to conduct a volume count of the area and explained stop signs are only for right away assignment.
4. A homeowner asked Mr. Flores what can be done about drivers speeding past where the proposed circle would be installed. Mr. Flores said the data he collected doesn't show drivers speeding in that area. He noted this is a community and if people are speeding it's the homeowners. Byron said the county has no responsibility past section four.
5. Byron said another data collection will be conducted. Mr. Flores said it can be done in the spring but said the off duty police officer can not be onsite at the same time data collection is being done.
6. Mr. Flores reiterated he is proposing the traffic circle, lines and community wide education on the issue.
7. A homeowner asked if there has been an improvement since the police officer has been patrolling. Byron said yes and noted one homeowner has already received a warning and two tickets. The homeowner questioned whether the data collected by the county is appropriate to make a decision off of based on the fact the police officer was also in the community. Byron acknowledged his role in the scheduling conflict.
8. A homeowner asked about a stop sign at Star Stella and Seneca. Mr. Flores said he can look at the volumes and recollect data. He needs to know exactly how much volume is coming in and going out in the area in question. Mr. Flores noted he was present at the HOA's request and will work with the community; however he can't install a stop sign if there is no balance, meaning he's expecting drivers coming from each intersection at the same time. He also noted it is not a cost issue.

Mr. Flores noted he is willing to construct a temporary circle now to test the idea. Doug noted the Board also has the authority to send letters to homeowners informing them they were witnessed driving erratically. Mr. Flores noted there are human factors involved with the problem; not engineering. All he can do is to remind drivers they are in a community and need to slow down.

Extensive discussion concerning the pros and cons of the various options presented by Mr. Flores, including signage, lines and the traffic circle ensued. Byron moved to authorize the county to paint lines from where Lamoka begins to Strawberry Lake as long as the lines don't impede on street parking. Doug seconded the motion. There was no additional discussion and the motion was unanimously approved.

Byron moved to authorize the county to construct a temporary circle at Star Stella and Seneca. Jim seconded the motion. There was no additional discussion and the motion was unanimously approved.

TREASURER'S REPORT

Jim Frank reported the association is in good shape financially. In response to a homeowner's question concerning the cost of the off duty police officer, Byron reported he is paid \$40 an hour and works in four hour blocks so it is \$160 a session. The officer has been authorized to be on site four sessions a month.

MANAGEMENT REPORT

Kerrie presented the following management report:

1. Transfers of Ownership

- a. 696 Reliance Drive - Kevin and Catalina Burke - \$891,262
- b. 1305 Rome Court – Mark and Luz Helena Turner - \$855,344
- c. 1566 Star Stella Drive – Joel and Allison Brown - \$739,000

2. Projects Completed/Underway

- a. Aztec Electric – completed pool lights
- b. TLC – completed entrance lights
- c. Anne Arundel County approved tree removal – 2386, 2395, 2401, 2406 Jostaberry. Three bids requested
- d. CPA engagement letters requested
- e. Pool bids requested
- f. Engineering firms have been solicited regarding drainage

3. General Matters

*Note addresses redacted

- a. Lawn maintenance – 2 Residences
- b. ACC change violation – 4 residences
- c. Shed color violation – 1 Residence
- d. Lawnmower violation – 1 Residence

- e. Commercial vehicle – 2 Residences, 1 letter and email received

COMMITTEE REPORTS

POOL COMMITTEE –

Luella provided the following information:

- John Kilgore has resigned as the pool committee chair. Luella thanked him for his service to the community. Homeowners were asked to contact Luella if they are interested in serving as the pool committee chair on the committee.
- A homeowner asked the Board to consider keeping the pool open on the weekends in September.
- Pool management bids are being sought. In response to Nancy's question concerning the name of the original pool management company a homeowner said it was no longer in business.

LANDSCAPE COMMITTEE –

Doug provided the following report:

- There are seven street trees that need to be replaced.
- Lighting at the entrance has been completed.
- The fence is 95% finished. Waiting to conduct final walkthrough.
- In response to homeowner concerns Doug volunteered to conduct a study and has walked the community and looked at identifying dedicated dog walk areas and have identified 10 – 11 locations to designate as pet walking areas to minimize homeowner complaints.

HOMEOWNER CONCERNS

1. A homeowner asked if the process for submitting an architectural change request has changed. Nancy said no and reminded homeowners to fill out the form, send it to Kerrie and she will forward it to the committee. If the project has already been done homeowners still need to fill out the paper work and send it to Kerrie. Kerrie noted the ACC request must include a copy of the plat and their neighbor's signature.
2. A homeowner asked for a status report on the tree mulch issue. Doug said half the trees are being done this year and the rest will be done in 2008.
3. Another homeowner reported there are dead trees behind the town homes and is concerned they will fall. Doug said the committee just started addressing the issue. Kerrie noted it is a conservation area, the county approved the association's request to remove the trees and bids are being received now.
4. Maura and Jerome Pickett was the drawing for a \$25 gift certificate to McDonalds. Nancy noted the gift card was donated by the restaurant and therefore did not cost the association any money.

ADJOURNMENT

The meeting adjourned at 8:31 p.m.

Chapel Grove HOA Board Meeting

September 26, 2007

Page 5 of 5

Approved by: _____
President

Date: _____

Submitted via e-mail to Kerrie Wilson at ProCom and the Board of Directors via e-mail on October 22, 2007

Gail Kramer

Recording Secretary

gailkramer@comcast.net