

Churchill East Village Community Association, Inc.
1st Quarter 2013 Board Actions

Note: Board meetings are held the 4th Tuesday of the month and are usually held at the Upcounty Regional Services Center located at 12900 Middlebrook Road, Germantown, Maryland and begin at 7:00 PM. Signs are posted at the entrances to the Community announcing the meeting and its location. Board meetings are open to all homeowners /residents who wish to attend. Homeowners/residents may sign in and participate in the Homeowner Forum to voice concerns. To protect the privacy of individuals, enforcement actions, neighbor complaints, and collection of HOA fees are *NOT* included in this summary.

I. JANUARY MEETING

A. Review Pool Pass Mailing

The Board reviewed the package containing the Pool Pass Application form, Pool Rules and Guidelines, and the Rules for Pool Parties. This item was tabled until February because of a discrepancy in the definition of "adult" among the packages. The Board will compare this package with last year's package for consistency. Management noted that Community Pools indicated they could schedule pool parties and collect associated fees, but the Board decided that it did not want money collected and stored at the pool. Ms. Ryan volunteered to be the contact person for pool parties.

B. 2013 Pool Pre-season Supplies

Motion: To approve the proposal from Community Pools for expenditure of \$1216.69 for standard pre-season supplies. *Motion Passed*

C. Tree Maintenance

The unit owner of 20156 Club Hill Drive has requested that common area tree branches overhanging his house be removed.

Motion: To approve the proposal from AW Landscapes to trim back branches at a cost of \$545.00. *Motion Passed*

D. Maryland's New Pit Bull Law

Because this legislation is still being refined and updated, this item is tabled until March.

E. Proposals for New Fence Product

The Board has requested estimates for replacement of common area fences with a more durable product. Proposals were received for vinyl coated chain link and decorative aluminum. The Board requested Vanguard invite a fence company to the February meeting to show us both products and answer any questions regarding durability and longevity.

F. Investment Accounts

Motion: To transfer the \$50,000 CD that expires on 2/19/2013, to a 3-month short-term CD in anticipation of a large expenditure of funds for asphalt sealing and parking lot repairs later this year. *Motion Passed*

G. Contract Expiration Dates

The Board reviewed current contracts and their expiration dates.

II. FEBRUARY MEETING

A. Review Pool Pass Mailing

The Board gave Vanguard edits to the pool package, which includes the application and pool rules and guidelines. The Board did not approve the pool party guidelines and will use the information contained therein as administrative guidance should anyone request a pool party.

Motion: To approve the pool pass package for the 2013 season. *Motion Passed*

B. Maryland Pit Bull Law

This item is tabled until the Maryland legislature has taken definitive action on the Bill.

C. Trash Removal

Management presented us with new bids for trash removal from Ecology Services (current contractor) and Potomac Disposal. The majority of Board members were not in favor of changing contractors at this time, especially since Potomac was only \$1,600.00 less per year than Ecology.

D. Fence Replacement

After reviewing products presented by Frederick Fence Company, the Board approved installation of black commercial-grade aluminum fencing when the wood picket fences in the community deteriorate to the point of replacement

Motion: To replace the picket fences at 20119 Club Hill Drive and 13103 Thackery Place with black aluminum fencing at a cost of \$4206.00. *Motion Passed*

III. MARCH MEETING

A. Spring Landscape Walk Through

The Board provided Management with two date options for the walkthrough—May 11 or May 18. Management will confer with the landscaper to confirm which date he is available.

B. Bulk Trash Pickup

Ecology Services indicated they could perform the annual Bulk Trash pickup on June 8.

C. Informational Flyer

Ms. Watkins volunteered to put together a flyer to send to all homeowners advising of the Bulk Trash pickup; summer Courtesy Patrol; plan to repave parking areas this year; and Montgomery County Code on use of fire pits, fire bowls, and chimineas.

D. Stream Restoration

Management provided the Board with a proposal submitted by Princeton Hydro to repair the storm drains in the flood plain area, which have become blocked and/or damaged. Because of the amount of the proposal (\$99680.00), which does not include construction costs, the Board requested Management contact CPJ for a second proposal. Additionally, the Board decided not to plan the work until WSSC has finished restoring the WSSC sewer drains that are in the stream bed.

E. Street Cleaning

Management provided the Board an estimate of \$4300 to clear sand from the streets. The Board decided not to have the work performed this year since there was minimal sand dispersed this past winter.

F. Parking Lot Repaving

Management will perform a walk-through of the parking areas and streets to determine the best approach for repaving, scheduled for this year.

G. T Cooper

Management will provide T Cooper with a list of “hot spots” in the community.

H. Approve Transfer of Money Market accounts to Alliance Association Financial Services (AAFS)

Motion: To approve the transfer of monies in Money Market accounts at Smith Barney to AAFS to allow for electronic transfer of funds. *Motion Passed*

I. Roll-over of Maturing CDs

Motion: To roll-over a CD in the amount of \$45,000.00, which matures on March 4, 2013, and a CD in the amount of \$17,000.00, which matures on March 18, 2013, into a 3-month CD at best rate. *Motion Passed*