

Churchill East Village Community Association, Inc.  
**2nd Quarter 2014 Board Actions**

Note: Board meetings are held the 4<sup>th</sup> 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, matters of enforcement actions, neighbor complaints, and collection of HOA fees are *NOT* included in this summary.

**I. APRIL MEETING**

**A. Landscape Inspection**

Management confirmed the landscape inspection will take place Saturday, May 17. Board members participating will be Jamie Breckenridge, Ruth Watkins, Patty Ryan, and Bill Harris.

**B. Trench Drain Covers**

Two proposals were received for replacing the trench drain covers. The Board tabled a decision on the best method to secure the drains covers until the May meeting.

**C. Bulk Trash Collection**

Management will contact Ecology services as to their ability to perform the bulk trash removal either May 31<sup>st</sup> or June 7.

**D. Maintenance of Asphalt from Locbury Drive to the circle at Club Hill Drive**

Mr. DeJager wanted to know who was responsible for repairing the asphalt along this stretch of Club Hill Drive since the asphalt area in that area is failing. Management informed him that the asphalt in that area is maintained by Montgomery County.

**E. Investment Accounts**

Motion: To roll-over one CD that matures in May 2014 to a short-term (3-month) CD. *Motion Passed.*

**II. MAY MEETING**

**A. Wading Pool Fence Repair**

Motion: To ratify the e-mail vote to replace the wading pool fence in order to pass inspection and open the pool. *Motion Passed.*

**B. Landscape Inspection – Tree Maintenance**

AW Landscapes provided a proposal for removal and limbing up of trees as noted in the May 17 landscape walkthrough.

Motion: To approve tree maintenance. *Motion Passed.*

**C. Storm Drain Analysis**

Management will request that John's Labor Group check the drain at 20119 Club Hill Drive to see if it is functioning properly.

**D. Asphalt Maintenance**

Three proposals were received for the first phase of repair to the asphalt located from the 13300 block of Country Ridge to the 13100 block of Trimfield. The Board selected the proposal from Fairfax Paving. The Board also requested Management request a quote from Fairfax Paving for the cost of re-striping, stenciling space numbers, and marking of fire lanes.

Motion: To approve the proposal from Fairfax Paving for the first phase of the asphalt replacement. *Motion Passed.*

**E. Trench Drains**

Motion: To approve the proposal from Wayco to replace the trench drain covers on the path at Pickering and secure the drain covers with screws. *Motion Passed.*

**F. Replacement of Wood Carpet at Tot Lots**

Motion: To approve the proposal from AW Landscapes to replace the wood carpet at the tot lots. *Motion Passed.*

**G. Bathhouse Repairs**

Motion: To approve the proposal from Jet Services to replace missing flashing at the roofline and replace rotten wood trim on the bathhouse. Jet Services will also remove loose and peeling paint in the men's shower room walls and repair and repaint wooden boxes on the pool deck. *Motion Passed.*

**III. JUNE MEETING**

**A.** Officers Theresa Durham and Robert O'Brien of T Cooper Security attended the meeting to discuss the July schedule, issuance of parking tickets, and areas of concern in the community. Management will provide T Cooper with a copy of our Parking Policy document.

**B. Trash Patios**

AW Landscapes provided a proposal for installation of pavers on finger islands where trash is placed as a way to cover those areas where grass is difficult to grow while adding visual appeal to the finger islands. The "paver" islands will be gradually installed throughout the community.

Motion: To approve installing pavers at the finger island in front of 13207 Trimfield Lane. *Motion Passed.*

**C. Tree Maintenance**

Motion: To approve the proposal by AW Landscapes to remove a large, dead Black Pine in the common area at 13110 Country Ridge Drive. *Motion Passed.*

**D. Storm Drains**

As a follow-up to the storm drain analysis, Ms. Watkins requested Management consult with a contractor to see check a storm drain on Club Hill that CPJ thought might be damaged.

**E. Asphalt Maintenance**

Management sent a request to Fairfax Paving for an estimate on striping, stenciling, and marking fire lanes but has not received a response to date.

**F. Tot Lots**

Ms. Watkins requested that Management add a line item in the financial reports for Tot Lot maintenance so that homeowners will know how much is spent on tot lot repairs during the year.

**G. Investment Accounts**

Motion: To roll-over one CD that matures on June 24 in the amount of \$144,000 to a 3-month CD; to roll-over two CDs totaling \$74,000 to 6-month CDs, and to roll-over four CDs in the amount of \$164,000 to 12 month CDs.

*Motion Passed.*

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