

Ridge Forest Glen HOA

Minutes

May 4, 2015

Harman's Elementary School, Hanover MD

Minutes Recorded by Board Member Laura J. Brown, Secretary

Meeting called to order at 7:00 pm by Johnny Dameron, President

Number of households represented: 14

President's Remarks

New community web-site – RigdgeForestGlen.org – those present were glad that we have a web-site

New community Newsletter – members in attendance did get newsletter and provided feedback that it was greatly needed

HOA Board Elections

Two positions are up for renewal (Johnny's and Matt's positions)

All residents are invited to become members of the Board, just because you are on the board does not mean you have to take the positions that Johnny and Matt currently have)

Budget Report – Ken Brawn, Treasurer, Board Member

Copy of budget was provided for all members

Snow Removal – this winter residents volunteered and did it, and the \$1,500.00 that was set aside for it was not used, but it was suggested that we contract that out next winter. Snow removal for the common areas and the stairs to the school is the responsibility of the HOA.

Community picnic and yard sale are line items in the current budget and can be used for those events.

Question by Sarah Wilkerson – How many neighbors have not paid their HOA fee? Ken answered about 6, and that we are working with our lawyer to get those funds from houses that are in foreclosure.

Current Balance in budget is \$46,397.75

Meadow – Common Areas – Johnny Dameron

New bushes have been planted. What was there before had gotten totally out of control and was removed. Open discussion followed with resident input. Some want a playground, others simply want what is there to be removed and have grass, and some want the trees removed.

Outcome of discussion:

Sarah Wilkerson will get cost estimates for a playground, two examples in the community are on Teague, which is the street right before Bear Paw as one drives from Arundel Mills Blvd to Bear Paw on

the left, the other is in the new community currently being constructed off of Arundel Mills Blvd by The Hotel. Residents were encouraged to go and see those two playgrounds as examples and a point of reference.

Jeannie Fazio will take the lead on getting pricing and information on the common area at Urbanik and Maco Dr. She will be contacting Wayne from the neighboring community.

Nikki Martin will head up the team for grant writing so our community can submit a grant application to Maryland Live for funding

Laura Brown mentioned that there are sidewalks that need to be replaced, and that there are weeds that need to be removed in the small circle common area on Maco Dr.

Sarah Wilkerson mentioned that there are a number of dead trees in the community that need to be replaced

Ken Brawn agreed to contact the County about those trees as that land (in front of resident homes across the sidewalk) may belong to the County.

Johnny Dameron also spoke about the Forester's Report, and disagreed that our wooded area is thriving and there was discussion about that with residents stating they did or did not like the condition of the wooded area. The question is who has responsibility as it may be the HOA or the County, clarification needed on this point.

Residents are concerned about playground in common area: noise, trash, teenagers and adults in the area after dark, lack of privacy, community responsibility if someone gets hurt, people coming in from outside the community causing issues, kids on motor bikes, which is already a problem, etc.

Meet in the Meadow

Those in attendance agreed that we will meet at the common area at the intersection of Urbanik and Maco Drive on Wednesday, June 3, 2015 at 7:00 pm to listen to the reports made by Sarah, Jeanne, Nikki, and Ken. Vance Wilkerson will provide table and chairs. Johnny Dameron will provide refreshments. Johnny will also send out a letter to all residents to let them know about this. This meeting is rain or shine and if it rains will be held in the garage of Sarah and Vance Wilkerson. (Their address needs to be on the letter sent to residents.)

Ponds Report – Johnny Dameron

Developer never finished the ponds correctly, the county is suing the developer and when that suit is completed the county will do the correction to the ponds. We will put No Trespassing signs in the area, because in current state (fences down, etc.) not safe and the HOA is responsible for safety issues.

Additional Items – All members welcomed to make suggestions

Laura Brown, Secretary – Informed those present about two umbrella organizations that are resourceful and encouraged people to join and represent Ridge Forest Glen. They are Harman's Home Owner's Association and Western District Police Community Commission. Ms. Brown provided examples on how these organizations help all the communities in the area.

Sarah Wilkerson – dead trees in the community, they need to be removed and replaced. Ken Brawn will contact the county to see who's responsible for that property and taking out dead trees and putting in new ones. Homeowners have to be contacted as well.

Jeanne commented that the HOA should do it, but more information is needed.

Laura Brown – resident cars packed too close to the intersections, and are parking across the sidewalk at their driveways.

Ken reported that cars cannot be parked within 30 feet of a stop sign. Biggest problem are at both ends of Urbanik, but at the top end is another HOA. Ken also reported that people need to drive the speed limit in the community which is 25 mph.

Sarah and Vance Wilkerson reported that often residents don't stop at the stop sign on Urbanik.

Johnny Dameron – Property tax dispute, he has information of how to do it. Will post to the website.

HOA Elections – Chris Traczyk and Nikki Martin were elected to the Board as were Johnny and Matt elected to continue on as board members.

All who were nominated were elected.

ARC Committee – Johnny Dameron asked for people to be on the ARC committee. Chris Traczyk agreed to head that committee with the support of the HOA Board. ARC approves requests from neighbors and contacts neighbors when they are not compliant with HOA Guidelines.

Chris Traczyk did request a Ridge Forest Glen Homeowner's Manual, Johnny Dameron said he had them and welcome to one and that it would be on the website.

Meeting ended at 8:36 pm

Households represented

Brown
Sadat
Dameron
Brawn
Fazio
Fordasson
Green
Matin
Mills
Rizvi
Dunsal
Wilkerson
Well
Traczyk

Laura Brown, the secretary, has the sign-in sheet of the meeting.