

Norbeck Grove Community Association
April 10, 2008 Meeting Minutes
Norbeck Grove Community Clubhouse

Board Members Present: Larry Solomon, Victoria Cooper, Susan Berkheimer,
Dave Crowley, Michael Barrett, and Jeff Kinker

Board Member Absent: James Warring

Others Present: Todd Hassett, Management Agent
Melissa Carroll, Recording Secretary
Homeowners

1. Call to Order – The meeting was called to order at 7:35 p.m. by Larry Solomon.
2. Homeowner Forum

Basketball Court Complaint – Glen Wyman and Diane Bloom of 4806 Abbeyville Place attended the meeting to complain about the basketball court behind their home. Mr. Wyman stated that since this basketball court was built it has been utilized by kids and teenagers from 3:00 p.m. to 6:00 p.m. during school days and also from 8:00 p.m. to 9:00 p.m. or later before it is finally quiet enough to sit on their deck. Mr. Wyman stated that sometimes teenagers are playing on the court before school hours as well. Mr. Wyman presented a letter written by his neighbor who could not attend the meeting but also had complaints about the basketball court. Mr. Wyman also presented the Board with comments written by his other neighbors. Mr. Wyman stated that trash/water bottles are left on the grounds even though there is a trash container at this facility. Homeowners have requested these teenagers to clean-up after themselves to no avail. It was reported that foul language is used on a regular basis and the ages of the individuals using the court range from 10 to 16 years old. Homeowners are upset because they cannot sit outside on their decks because of the noise and foul language coming from the basketball court. Ms. Bloom feels that the court is being used primarily by teenagers who do not live in the community.

Another homeowner was in agreement with the complaints being reported to the Board. This homeowner stated that she feels that the teenagers are not aware of the problems they are causing. She inquired if a letter can be sent to the homeowners advising them of the problems being experienced at the basketball court so they can discuss these issues with their children. She knows that some of the individuals using the basketball court live in the condominiums and the Oatland Farm Homeowners Association. On some occasions she has noticed teenagers at the basketball court until 11:00 p.m.

Mr. Wyman stated that the biggest problem is the noise level (dribbling of the basketball ball, the banging of the ball off of the backboard, and foul language).

Susan Berkheimer inquired if signs can be posted listing the hours that the basketball court can be used (i.e. no later than 9:00 p.m. during the week and no later than 10:00 p.m. on the weekends).

Todd Hassett recommended posting signs of the Do's and Don'ts, time restrictions, etc. Mr. Hassett stated that if the signs do not help the situation, further steps can be taken by the homeowners who can submit a petition (with the majority of homeowner's signatures from section 2 and 3 of the community) to have the basketball court removed. Mr. Hassett stated that if signs are posted and the rules are not adhered to, the police can be contacted.

Mr. Wyman inquired if a letter can be sent to the homeowners advising them of the problems being experienced. Mr. Hassett stated that no mailings are scheduled to go out, however, he can include a notice along with the pool passes/validation stickers that will be returned to the homeowners and an article can be posted on the community website.

A homeowner reported that trees have been planted next to the basketball court and hopefully once these trees grow it might help to reduce the noise.

Todd Hassett will forward any complaints received to Diane Bloom who volunteered to oversee this matter.

The Board will review this matter again at their July Board meeting.

Cat Complaint – Mr. Kangyan Du of 18521 Rushbrooke Drive reported that there is a problem with wild cats in his neighborhood. Mr. Hassett advised him to contact Animal Control. Mr. Du inquired if an article can be included in a mailing to the Association membership requesting residents to not feed these cats. Mr. Hassett stated that an article can be posted on the community website.

Street Parking – Mr. Eric Bartels of 5022 Tothill Drive reported a problem with several vehicles parking on the street as opposed to utilizing the over-flow parking lot. Mr. Bartels also inquired if commercial vehicles (taxi cabs) are allowed to park on the community streets. Todd Hassett stated that taxi cabs do not fall under the guidelines for the community as a commercial vehicle, due to

the size of the lettering on their vehicles. Mr. Bartels would like the guidelines changed in regard to taxi cabs. Mr. Bartels stated that there is a large advertisement sign on the roof of the taxi cab. Larry Solomon stated that when the guidelines were being written in regard to commercial vehicles, they were thinking about trucks.

Diane Bloom inquired if commercial vehicles can use the overflow parking lot. It was reported that the overflow parking lot has a sign that states "No Parking Over-Night". Mr. Hassett stated that this sign was installed by the Developer. Dave Crowley requested that the sign be removed and advise homeowners that they can utilize the overflow parking lot. It was reported that there are no street lights that illuminate the overflow parking lot. Mr. Hassett read the rules pertaining to commercial vehicles which state "Commercial vehicles must be kept in an enclosed garage or parked outside of the community."

3. Meeting Minutes – Jeff Kinker made a motion to approve the March 13, 2008 meeting minutes as written. Michael Barrett seconded. The motion passed unanimously.
4. Committee Reports
 - a. Architectural – Dave Crowley reported that at their most recent meeting, the committee reviewed one request to perform landscaping which was approved and two other applications are currently in the processing of being reviewed.
 - b. Pool/Clubhouse
 - i. Pool Pass Mailing - Todd Hassett advised the Board that the pool pass correspondence was mailed to the Association membership.

Mr. Hassett also stated that RSV Pools will white-coat the wading pool at a cost of \$2,850.00 which will be done prior to opening day.
 - ii. BAR-T Contract – Todd Hassett advised the Board that Bar-T returned the signed contract along with a check in the amount of \$5,500.00 for use of the swimming pool this summer.

- iii. Clubhouse French Doors – The Board was provided with the signed proposal with Knoble, Inc. to replace the two sets of French doors at the clubhouse which will be installed within a week or two.
- iv. Clubhouse Stone Work – Todd Hassett advised the Board that Jon Smith with Handyman Services has completed 95% of the repairs to the stone work at the clubhouse. Mr. Smith will return next week to complete this project.
- c. Swim Team – Mr. Hassett stated that additional dates have been reserved for the swim team for use of the clubhouse. The Board was also advised that RSV Pools would be requesting money up front for the swim team coaches charging \$50.00 per swim team coach for payroll processing.
- d. Website/Directory – Brenda Egeland was not able to attend the meeting but Mr. Hassett included an email received from Ms. Egeland which stated that the new community website was launched on April 8, 2008, that included advertising opportunities. The section for taking community directory input will open the following week. The Directory postcards will go out on Monday or Tuesday (April 14th or 15th) and she will collect input through May 15, 2008. The Directories should be delivered in early June to the community membership.
- e. Community Events – The Community Yard Sale which is being organized by Cynthia Halper is scheduled for May 3, 2008, in the pool parking lot from 8:30 a.m. to 1:00 p.m. All proceeds benefit “Relay for Life”

Mr. Hassett stated that he received a request from the Fertig’s of 18306 Commandery Way who requested the use of the pool parking lot on Saturday, May 10, 2008 for a mini-yard sale which would include two other homeowners. The proceeds would also benefit “Relay for Life”. The Board feels that these homeowners should utilize the date (May 3, 2008) already scheduled for the community yard sale, otherwise, they will have to use their own yards.

- f. Grounds – Michael Barrett reported that Bethke Landscaping has been mulching the trees in the community and he has received several compliments regarding the condition of the grounds. Larry Solomon stated that there are a lot of weeds in front of the clubhouse. Mr. Barrett

stated that Bethke will start the broad-leaf weed control applications soon. Mr. Barrett is in the process of contacting the 5 to 6 individuals who were interested in serving on the Grounds Committee to discuss future improvements to the community grounds.

Todd Hassett stated that the woodchips have been replenished in 3 of the 4 tot lots and Bethke Landscaping will return to the community to replenish the tot lot that was missed.

- g. GOCA – Todd Hassett advised the Board that Rick Coburn will be moving from the community and another representative will be needed to attend the GOCA meetings in the event Brenda Egeland would not be available. Larry Solomon and Michael Barrett volunteered to attend the GOCA meetings, if necessary. Mr. Hassett stated that only one homeowner can be listed as an alternate representative. Larry Solomon will be listed as the alternate representative.
- h. Neighborhood Watch – Todd Hassett reported that there were a couple of incidents that took place in the community involving paint ball guns. Mr. Hassett reported that individuals vandalized the condominiums on Abbeyville Place. Susan Berkheimer reported that they are aware of the problem with the paint guns and the police are riding around the community to hopefully deter this activity.

Susan Berkheimer reported that there was an incident on March 31, 2008, involving a taxi cab driver who picked up an individual from Rockville and as they pulled into the pool parking lot, the individual pulled a gun on the taxi driver. A struggle took place outside of the car and this drew the attention of someone driving by in their car who yelled out, resulting in the individual running from the scene. The police were called and they searched the area with dogs for hours, to no avail.

Ms. Berkheimer reported that there was a brush fire on Easter Sunday in the back empty lot where Pulte was building and about 8 acres of land burned but no one was caught setting the fire.

Todd Hassett reported that he noticed before tonight's Board meeting that the back lock to the tennis courts by the pool was vandalized and he will have it repaired.

5. Tax Returns – Todd Hassett advised that Board that James Warring gave his approval to accept the Personal Property Tax Return, which is due April 15, 2008, as prepared by the independent CPA firm.

Susan Berkheimer made a motion to approve the Personal Property Tax Return as prepared by Schreiner, Legge & Company and to table the Federal and State Tax Returns until the May 2008 Board meeting as recommended by James Warring. Dave Crowley seconded. The motion passed unanimously.

6. Mosquito Program – Jeff Kinker made a motion to participate in the State Mosquito Control Program through the State of Maryland at a cost of \$550.00. Victoria Cooper seconded. The motion passed unanimously.
7. Master's Fire Place – Mr. Hassett reported that currently there is no update but he will keep the Board abreast of any future developments.
8. Adjournment – Dave Crowley made a motion to adjourn the meeting at 9:15 p.m. Susan Berkheimer seconded. The motion passed unanimously.