

Hampshire Greens Homeowners Association

Board of Directors Meeting Minutes

Tuesday, May 16, 2023, 7:00 P.M.

The meeting was held via Zoom

Directors Present: Wayne Swann, President; Linda Moore, Vice President; Greg Hymel, Director; Jasbir “Rani” Chowdhary, Secretary; Donna Georgallas, Director; Ed Schaffer, Director

Property Management: Shireen Ambush, Abaris Realty; Kaitlyn Ambush, Abaris Realty

Homeowners Present: David Higginbotham, Jill Hsu, Dave Seiler, Terry Austin, Sheryl Hardy-Austin, LaTanya Higginbotham, Juankee Calhoun

Call to Order

The meeting was called to order by President, Wayne Swann at 7:00 P.M. with a quorum of six Board Members.

Greg Hymel explained the virtual meeting protocols to the group, which included several homeowners. Greg asked all homeowners to be polite, wait their turn, not interrupt other homeowner comments, and to please state their name and address before making their comments.

President’s Report

The President’s report was given by Wayne Swann. Mr. Swann thanked Shireen Ambush and the Abaris team for a smooth transition and noted the excellent relationship thus far. Mr. Swann also thanked the Board Members for their support during this process. The Montgomery County sidewalk repair is currently underway, which the Board is thankful for.

Committee Reports

- Landscape – Greg Hymell noted that the Committee met last week and discussed the following items: tree planting progress; June walk-through with the County on the street tree assessment – most trees will need to be removed and ground down by the HOA to speed up the replacement process; installation of new dog waste stations – thanks to Abaris for already installing one new station, with more installations to come; replacement of trees and shrubbery previously removed.
- Finance – Dr. Linda Moore, Chair, reported that on March 27, 2023, and April 24, 2023, the committee met, at which time one committee member resigned. Dr. Linda Moore noted the following recommendations from the Finance Committee per the attached report. Ed Schaffer made a motion to approve the recommendations from the Finance Committee, contingent the Reserve Funds have been received from IKO and to set the late fee amount to \$25. The motion was seconded by Greg Hymel and carried unanimously.

- Social – Jill Hsu noted that the Social Committee is requesting a budget of \$3,500 for events for the year. Jill commented that a few events have already been planned: Newcomers Coffee, Newcomers Tea, Annual Picnic. Ed Schaffer made a motion to approve the recommended budget of \$3,500 for the Social Committee. The motion was seconded by Jasbir Chowdhary. Dr. Linda Moore suggested the Board wait until the June Meeting to approve the budget. Wayne Swann noted his support for the Social Committee and called for a vote to approve the budget subject to any final adjustments during the June Meeting. The vote passed unanimously.
- Architectural Control – Richard Dipippo reported that not many applications have been approved yet and the Committee now consists of 5 members. Richard noted that IKO previously told homeowners they do not need an application submitted for exterior modifications. Now the Committee is working to streamline the correct information to homeowners, as well as update the documents.
- Security – Misael Henriquez noted that the Committee met on March 6, 2023, and the next meeting will be on June 5, 2023. The Committee credited Donna Georgallos and others for advocating for the painting or signage for the right lane passing at the entrances of the community. Several complaints have been raised regarding speeding in the community, so the Committee has requested a speed camera to be installed in the community. Hampshire Greens HOA is first on the list with the County to receive a speed machine. The Security Committee is also reviewing proposals for the installation of security cameras and has requested the local Police Department to perform monthly patrols through the community.
- Website – None.
- Storm Water Management – Ed Schaffer noted the Committee met and disseminated maps to the Board. There is water running constantly along Route 28, which was reported to WSSC to stop the leak. The Montgomery County owned Storm Water Management pond, at the corner of Route 28 and Firestone Drive, was recently dug and repaired.
- Ad Hoc Tot Lot – Donna Georgallos noted the Committee met with Shireen Ambush to discuss how to go about getting proposals from professional playground contractors. A meeting with the first playground contractor will be held onsite next week. Once the proposals are received, they will be shared with the Board for review.

Open Forum

Greg Hymel remarked on the comments forwarded to the Board from Jesse Brande regarding the landscape maintenance of the stormwater management facilities, which was missed only by the pond near Mr. Brande’s home. Jesse Brande commented that the covenants are being violated by the Board regarding the maintenance of the stormwater management facilities and requested that Greenskeeper mow all the stormwater management facilities every week.

Board/Management Response to Open Forum

Shireen Ambush commented that the Board would request the issue regarding landscape maintenance of the stormwater management facilities during executive session.

Old Business

Approval of Minutes

Dr. Linda Moore made a motion to approve the January 2023 Minutes received by IKO, as written, as well as the March 2023 Minutes received by Abaris Realty as amended. The motion was seconded by Greg Hymel and carried unanimously.

Deer Hunting

The Board discussed this request and noted their opposition due to a potential liability and safety risk of potential injury. Dr. Linda Moore made a motion to deny the request for deer hunting. The motion was seconded by Donna Georgallos and carried with all in favor, except Greg Hymel.

Tot Lot Safety Signs

Dr. Linda Moore suggested to amend the sign to say “No pets, alcohol, drugs, etc.” Dr. Linda Moore made a motion to approve the amended language for the Tot Lot signage and remove the old signs. The motion was seconded by Donna Georgallos and carried unanimously.

Absentee Limits

Dr. Linda Moore noted that the Bylaws state that any director absent for 3 consecutive meetings shall be terminated and suggested this provision be applied to Committee Members as well. The Board unanimously agreed to extend the Bylaw requirement to Committee Members.

Newsletter

Jill Hsu gave a brief presentation on the community newsletter and noted that she used to draft the newsletter but has stopped due to a lack of content. Jill expressed her interest in the Board starting up the newsletter again and recommended the Board could set a fee to include advertisements in the newsletter, in order to offset the cost of production. Greg Hymel made a motion to support the revival of the community newsletter edited by Jill Hsu. The motion was seconded by Ed Schaffer and carried unanimously.

Reserve Study Inadequacies

Dr. Linda Moore made a note that dog waste stations are not accounted for correctly in the reserve study from 2020. The Board also noted the increase cost of the playground mulch was not accurately represented in the reserve study. Dr. Linda Moore suggested that the Board reconsider revising the reserve study much sooner than 2025.

New Business

Report to Community

Ed Schaffer recommended that the Board reach out to homeowners of the community, in light of the recent change in management and new Board Member appointment, so homeowners understand that the Board of Directors are active in the community.

Adjournment

As there was no further business, Mr. Swann motioned to adjourn the meeting at 8:32 P.M. Dr. Moore seconded the motion, which was carried unanimously.

Minutes respectfully submitted by Kaitlyn Ambush