

Champlain Homeowners Association Annual Meeting
May 2, 2005

Attending: Jill Abraham, Sam Adams, John Allgood, Mike D'Andrea, Joannene Hudak, Shireen Ambush (Abaris)

Meeting called to order 7:15 P.M.

HOMEOWNER CONCERN – BASKETBALL HOOP

Two homeowners from O'Hara Court were in attendance in an effort to resolve complaint about a portable basketball hoop on one of the properties. The portable hoop is not in any enclosure. Often kids come from other addresses to play at the hoop when the homeowner is away, resulting in noise (including obscene language), disturbance, and damage to the other property.

Discussion followed to take into consideration moving the portable hoop onto common ground, away from townhome. Putting a portable basketball hoop on common property could be an insurance liability. This was one reason another homeowner was told to remove hoop from parking (space) area. A portable basketball hoop is more of a "structure" than a toy...a bike is a toy.

The Architectural Guidelines do forbid attaching a basketball hoop to the townhome, i.e. to the side of the shed.

Since the homeowner with hoop will not give it up, one suggestion is to turn the portable hoop so that backboard faces away from the neighbor's property. Hopefully, then the balls would hit the siding less frequently. The homeowner whose siding has been damaged by kids playing unsupervised at the neighbor's hoop would have to make a claim against homeowner's insurance for repairs to damage to aluminum siding from balls hitting it.

Champlain could consider having a basketball court professionally installed, however, it would be at considerable expense, and would not happen in the immediate future.

HOMEOWNER CONCERN – BACKYARD FENCING

Homeowner on O'Hara Circle brought up concerns about whether or not his proposal for back fence would be approved. Board said they have to see request in writing to approve and made suggestions for improving chances of approval (i.e. give examples of an existing fence or deck that resembles one's proposal).

MINUTES FROM APRIL 4, 2005 MEETING

Minutes from the April 4, 2005 board meeting are approved unanimously.

HOMEOWNER CONCERN – OUT OF CONTROL DOG

Homeowner brought concerns about an out-of-control dog at 2920 McGee Way. The dog was barking and without a leash. According to Montgomery County law, pets must be

either on a leash or within the owner's immediate control. Another witness said the dog did obey the owner's command to come at once. So this might not be an issue with the County.

DRAINAGE ISSUES

Last meeting, the Board requested Abaris solicit bids for handling the drainage problems where the rear of townhomes on O'Hara Circle & McGee Way face each other. There is a line of pine trees in this area and concerns that landscaping covering their roots may be eroding. We need to investigate again if the pine trees are in danger of falling.

Abaris presented multiple bids for this project. Only one place, A.W. Landscapes, said they could solve the drainage issue where water runs from the tot-lot down toward McGee Way, without removing pine trees, by:

- ?? Thinning out trees to allow more light to reach turf
- ?? Installing a retaining wall, 70' long, about 2' high, filling with top soil & seeding
- ?? Run drainage trunk line, connecting approximately 30 down spouts from homes and install 3 2x2 drain boxes in the common area.

The Board approved this plan, at a cost of approximately \$18,900.

SAFETY / BUSHES

Homeowners complained about the bushes the flank the picnic table near the tot lot. The Board reviewed options laid out by Lawn Ranger, including pruning the shrubs to 3', removing the shrubs and replace with sod, or removing the shrubs and replace with grass seed. The Board agreed to prune the shrubs to 3' at a cost of \$285 and see how that goes. If there are still complaints, all or part of the shrubs could be removed.

PARKING LOT

The Board asked Abaris to solicit bids for the resurfacing and striping of the Champlain streets and parking area at the April meeting. We know this will be a major expense that occurs about every 20 years. It has never been done since Champlain's inception, 1984-85. Abaris received four bids from American, Chamberlain, Dominion and PSI, and prepared a chart to help compare services and prices. However, all bids did not use the same specs, making comparison of costs ranging between \$88,000 and \$148,000 difficult.

Shireen said she will arrange to walk the area with the vendors and ask for revised bids so all will reflect the same specs.

FINANCIAL ACCOUNTS

Jill A. asked about the possibility of finding another Federally Insured bank to keep Champlain's funds. The current facility pays barely one percent interest. There was discussion of various banks and the differences between commercial and personal banking policies.

NEWSLETTER SUGGESTION

Mike D. received a county newsletter that had “important phone numbers.” He suggests that these go in the next newsletter.

Meeting adjourned at 8:00 PM for closed hearing on a specific homeowner issue.

NEXT MEETING

Next meeting is June 6, 2005. Meeting adjourned 8:20 PM.