

**KINGSVIEW RIDGE COMMUNITY
ASSOCIATION, INC.
REGULAR MEETING MINUTES
April 3, 2018**

The Board of Directors of the Kingsview Ridge Community Association met at the Germantown Recreation Center on April 3, 2018, at 7:05 pm.

Present:

David Brooks, President
Jim Parker, Vice President
Lori Teachum, Secretary
Hari Singh, Director
Carmen Celis, Director

Absent:

John DiNardo, Treasurer
Ian Dodoo, Director

Others Present:

Nancy Keen, Vanguard Management
Renee Henning, Recording Secretary
3 Homeowners
1 Special Guest, Ken Sheets, Lawyer

I. CALL TO ORDER:

Mr. Brooks, the President, called the regular meeting to order at 7:05 pm with a quorum present.

II. MINUTES:

Reviewed and approved the minutes of the February 6, 2018 Board meeting.

Motion: To approve the February 6, 2018 Board meeting minutes.

Singh/Parker

Vote: 5/0/2

III. HOMEOWNER FORUM:

A. Road Issues & Trees:

A homeowner discussed that the asphalt in the front of the Palmetto Circle entrance was causing issues. Management explained that it is in the process of being fixed. The homeowner also discussed having issues with others parking over the curb and onto the sidewalks. The Board suggesting contacting the police, non-emergency line (301-279-8000), since it is illegal. Going through the Association would take far longer. Management offered to send notices to homeowners on the street.

They have also had issues with trees leaning onto their property from the forest conservation area. The Association cannot remove them, but homeowners can trim anything hanging over the property lines. Homeowners can send pictures to Management to see if the Association can help, if possible.

IV. MANAGEMENT REPORT:

A. Hearing – *****:

The homeowner requested a hearing before the Board based on the violation letter sent on 1/10/18. A hearing was held at the February 6th meeting. The homeowner said they did not attend the February meeting because they did not receive the hearing notice. Management sent him a hearing notice for the April 3rd meeting and confirmed with him by email that it was received. The original notice and February hearing results were reviewed and discussed:

Original notice was on following matters (January 25, 2018):

- Reports of your dog barking during the day and late at night
- Green wire fencing installed in your backyard
- Reports of daily visitors to your home parking in front of neighbors' driveways, using your neighbors' driveways as a turn-around, and speeding on your street

February 6th Hearing Results: The Board of Directors received multiple neighbors' complaints in writing, visual and audio evidence was supplied, and the Board rendered the following decision on this matter:

- If further written complaints are received regarding your dog barking, a fine in the amount of \$25.00 per occurrence will be assessed to your account.
- The Board requests you remove the wire fencing in your backyard within 30 days of the date of letter sent (February 8, 2018). If the violation remains uncorrected, a fine in the amount of \$25.00 per day the violation remains will be assessed to your account.
- The Board requests you remind clients and guests to be respectful of your neighbors' private driveways. Please ask them not to block driveways and/or use neighbors' driveways to turn-around. In addition, please ask your clients and guests to respect the speed limit on your street.

April 3rd Hearing: The Homeowner referred to the bylaws and argued the notice was different verbiage than the article referenced. Management clarified the notice was quoting the complaints not the article. Also stated that these kinds of notices about noises are sent out often, to many homeowners. The Board explained the different complaints provided were in emails, calls, audio, and video recordings from multiple sources. The

Homeowner asked to see the complaints or who has been complaining and the request was denied due to the request to be anonymous.

The Homeowner provided a video of a Board Member's dogs running up to the Homeowner's wife. He said he has called the cops, filed a complaint, and is now providing the evidence to the Board. The Homeowner and Board Member argued over the evidence provided. The Homeowner stated he thought it was a personal attack by the Board Member and threatened that he would continue to pursue the issue with the Association and beyond. Another Board Member stated that the Homeowner is more than welcome to report the issue at a later time, but it is not related to the hearing, which is about the notice. They also stated that the notice is not just based on the Board Member's complaint, but multiple other neighbors' complaints as well. The Board Member stated that since the Homeowner has closed their window, they have been able to sleep through the night. No additional complaints have been submitted to Management since the notice. The Board asked the homeowner to be conscious of their pets and continue to try to manage it.

The Homeowner discussed the issue about guests' parking and speeding. They quoted the bylaws and asked for evidence or proof of speeding, like a radar gun reading, and proof of the parking issues. A Board Member stated that the Association does not need recorded proof of the violation in order to provide a notice to a homeowner. Having multiple complaints is confirmation the Association has to send notices regarding these types of violations. When asked if the Homeowner has sent out a notice to their guests and clients, they confirmed they did notify them. Management explained that the issue has been addressed and no additional complaints have been submitted. Until there are further complaints submitted, there is no further action needed at this time.

The Homeowner also discussed the fencing in their backyard. They read the bylaws regarding fencing and argued that it is not a fence but divider. The Board explained that any changes, like putting up a fence, is supposed to be submitted to the ACC for approval. It was not submitted for approval. The Homeowner explained that it is not cemented or permanently fixed into the ground. Management explained that temporary fencing is not determined by the materials but by the usage, if it has never been removed then it is being used as a permanent fencing. When the Homeowner was asked when they put it in, they said it was put in at the end of the Summer or early Fall as a boundary around a new grass treatment. When asked how long the grass is supposed to take to grow in, the Homeowner said that it should be done in the next six months, around the end of this Summer.

The Homeowner brought up the issue that someone is complaining to a county agency about their family businesses and they are pursuing prosecution. Management clarified that the complaint was not related to the Association and must have been an individual.

April 3rd Hearing Results: The Board determined that the request to retract the violations because they were baseless was denied, due to the multiple complaints provided. The Homeowner has taken action to be more conscious of their dogs barking and no further complaints have been voiced. The Homeowner has also taken action to notify their guests about their speeding and parking in neighbors driveways and no further complaints have been voiced. Since the Homeowner stated that the green fencing was put in place for the new grass and should be done growing by the end of the Summer, the Board determined that the request to immediately remove the fence could be postponed to allow more time for the grass to grow.

Motion: To deny retracting the violations because they are based on the complaints provided by multiple neighbors. To keep the notices as is for the dog barking and guest parking and speeding. To allow an extension for the fence removal until September 30th to provide the amount of time the Homeowner stated it would take for the grass to grow.

Parker/Laura

Vote: 4/0/3

VI. OLD BUSINESS:

A. Ranworth Entrance Bed Renovations:

As requested, Management contacted PGC regarding the concerns with the Ranworth entrance monument landscaping. PGC developed a simpler design that can be installed in May. They offered to plant annuals, Angelonia, in the expanded areas and in other entrance beds.

Motion: To accept the new design for the Ranworth entrance bed.

Singh/Parker

Vote: 5/0/2

B. Dead Tree Removal/Replacement:

PGC proposed to perform common area tree removal and replacement. The majority of the trees are dead Ash trees, in the townhouse area, which were affected by the Emerald Ash Borer. Some trees are listed for removal without replacement due to overcrowding.

Motion: To accept the removal of the dead trees and repair of the Chrisbar Ct tree damaged by trucks at this time and to review the possible replacement of trees at a fall meeting.

Singh/Celis

Vote: 5/0/2

C. Palmetto Circle Asphalt Repairs:

As requested, Management provided two estimates for asphalt repairs on Palmetto Circle and provided six photos of areas within the driving lanes that have pot holes needing repair.

Motion: To accept the estimate of asphalt repairs on Palmetto Circle by Standard Striping at \$3,400.00 to be paid from Reserves.

Celis/Teachum

Vote: 5/0/2

VII. NEW BUSINESS:

A. Payment Plan Request – ***:**

Homeowner requesting to pay \$380.00 per month in March, April and May to pay off the balance of \$1,140.00. And the assessment fee of \$217.00 paid in June.

Motion: To approve the requested payment plan, if each payment is made on time.

Teachum/Parker

Vote: 5/0/2

VIII. ADJOURNMENT:

There being no additional business for the Board to conduct at this time, the Board meeting adjourned at 8:39 pm.

Motion: To adjourn the meeting at 8:39 pm.

Teachum/Parker

Vote: 5/0/2

NEXT MEETING: The next meeting of the Board of Directors is scheduled for Tuesday, June 12, 2018, at 7:00pm.

Respectfully yours,

Renee Henning
Recording Secretary