

**KINGSVIEW RIDGE COMMUNITY  
ASSOCIATION, INC.  
REGULAR MEETING MINUTES  
February 5, 2019**

The Board of Directors of the Kingsview Ridge Community Association met at the Germantown Recreation Center on February 5, 2019, at 7:00 pm.

**Present:**

David Brooks, President  
Jim Parker, Vice President  
John DiNardo, Treasurer  
Lori Teachum, Secretary  
Hari Singh, Director

**Absent:**

Carmen Celis, Director

**Others Present:**

Nancy Keen, Vanguard Management  
Renee Henning, Recording Secretary  
1 Homeowner(s)

**I. CALL TO ORDER:**

Mr. Brooks, the President, called the regular meeting to order at 7:03 pm with a quorum present.

**II. MINUTES:**

Reviewed and approved the minutes of the December 4, 2018 Board meeting.

**Motion: To approve the December 4, 2018 Board meeting minutes.**

**Singh/Teachum**

**Vote: 4/0/1**

**III. HOMEOWNER FORUM:**

Homeowners did not have any questions.

**IV. MANAGEMENT REPORT:**

**A. Hearing \*\*\*\*\*Palmetto Circle:** This Homeowner has received multiple notices regarding the algae staining the front siding. The hearing was cancelled because the Homeowner complied by power washing the home to remove the algae.

**B. Montgomery County Traffic Calming Study:** Management requested Montgomery County to complete a traffic study on Ranworth Dr in response to Homeowner complaints regarding speeding. A follow-up from the Area Engineer regarding traffic calming measures, street parking restrictions, and the longitudinal striping on Ranworth was provided for the Board's review.

The study determined it did not meet the requirements for speedbumps or any of the requested traffic calming measures. They are going to put up a speed advisory sign

and trim the trees for better visibility. There is a potential alternative to put in lines and choking that will be discussed at the next Board meeting.

The Board discussed alternative options since the State will not approve putting in anything permanent in that area. The State said they could put recommended speed at 20 mph, with warning signs. The other thing they can do is to cut the trees about 15 feet up because they are covering signs. They could also put in traffic calming measures that would essentially squeeze the traffic to slow that area down. The Board discussed that the traffic calming option would be a problem with parking options in that area. Homeowners in that area have voiced that it would be undesirable and only a final option if the other preventative measures do not work.

Management has already requested everything except the traffic calming measures. They have already put warning signs up and will be putting the caution limit 20 mph sign up shortly.

- C. \*\*\*\*\*: This Homeowner has paid all amounts due on the lawsuits and current assessments. The remaining balance due is comprised of legal fees and collection costs the court will not award in a judgement. The Board reviewed and determined to approve to write-off to bad debt the balance..

**Motion: To approve to write-off to bad debt the balance.**  
**Parker/DiNardo** **Vote: 5/0**

- D. **Possible Sheriff's Sale/Writ of Execution: \*\*\*\*\*:** The attorney feels it may be worthwhile to pursue a sheriff's sale on this delinquent account. There are no funds to garnish and the Homeowner is not employed. The Board was provided an overview of the procedure and costs involved. The Board discussed whether or not it would be worth the fees to approach a sheriff's sale. Can't find out if there is foreclosure until it happens.

**Motion: To revisit this case at a later time with no further actions at this time.**  
**Brooks/Singh** **Vote: 5/0**

- E. **Late Fee Waiver Request \*\*\*\*\*:** This Homeowner is requesting a waiver of the \$15.00 late fee assessed in October. The Homeowner has had health issues.

**Motion: To waive the \$15 late fee this time.**  
**DiNardo/Parker** **Vote: 5/0**

- F. **Late Fee Waiver Request \*\*\*\*\*:** This Homeowner is requesting a waiver of their late fee assessed in October. They made the payment, but it was well past the grace period. They had a late fee waived in 2002 already.

**Motion: To deny the request to waive the late fee due to it being their second occurrence.**  
**DiNardo/Parker** **Vote: 5/0**

**G. Montgomery County Stream Survey:** The Montgomery County Department of Environment Protection (DEP) has requested the Association's permission to access the stream on Association common area, near Ranworth Dr, to do sampling and testing. They provided frequently asked questions and a permission slip for the Board's review.

**Motion: To approve the request for the Montgomery County Department of Environment Protection to conduct sampling and testing in the stream on Association common area.**

**Teachum/Singh**

**Vote: 5/0**

**VI. OLD BUSINESS:**

**A. Follow Up of Homeowner Complaint Regarding Children Playing in Common Area:** An update was given by Management that the goal posts were reported as being left out in common area several times. Initially when they were called to remove them, by the time of arrival, children were actively playing with them and were not removed. The second time, they did remove the goal posts from the property when it was left on common ground, unused.

**VII. NEW BUSINESS:**

**A. Violations:** Some of the violation notices have passed the 3<sup>rd</sup> violation notice or are close to, requiring them to receive a hearing request. All that have hit that status prior to the April meeting will be receiving notices for a hearing for the meeting.

**VIII. ADJOURNMENT:**

There being no additional business for the Board to conduct at this time, the Board meeting adjourned at 7:54 pm.

**Motion: To adjourn the meeting at 7:54 pm.**

**DiNardo/Teachum**

**Vote: 5/0**

**NEXT MEETING:** The next meeting of the Board of Directors is scheduled for Tuesday, April 2, 2019, at 7:00pm.

Respectfully yours,

Renee Henning  
Recording Secretary