

**Minutes of the  
Membership Meeting of the  
Crescent at Cherry Lane Homeowners Association, Inc.  
October 26, 2010 7:00 PM**

**First Baptist Church  
15000 First Baptist Lane**

**Laurel, MD 20707**

Attendees: Renee Parks, ("Property Manager") Tidewater Property Management  
Jude Berk ("Jude"), Elm St Development, member of the Board  
36 Members

**I. Meeting Notice**

In accordance with the requirements of the Maryland Homeowners Association Act, a notice of the turnover meeting was sent to all Members notifying them of the meeting. All of the Members present acknowledged receipt of the required notice.

**II. Election of Board**

The Property Manager requested two volunteers for counting ballots. Two Members so volunteered. A total of 36 Members were present in addition two proxy votes that had been received, exceeding the number required for a quorum.

Three nominations for the Board of Directors (the "Board") were received in advance of the meeting: Mike Chittenden, Wm. Carl Isler, II, and Farhana N. Shah. Each nominee spoke briefly on the reasons why he or she sought election. The floor was opened for other nominations. No one else was nominated

Members voted by secret ballot. The two volunteers collected the ballots and began tallying the vote.

**III. Budget**

A copy of the proposed 2011 budget was distributed to the Members present. Jude explained that the budget was subject to approval by the newly elected Board. The proposed budget was discussed and Members asked questions concerning the proposed budget.

Members questioned whether the current HOA assessments should be reduced. Jude recommended that the current HOA fees be maintained at the current rate so that capital reserves will continue to grow. For the grass cutting fees, Jude reiterated a conclusion reached at a previous meeting that the amount collected for the grass cutting fees should be equal to what is paid out for the service.

A Member questioned the level of reserves held by the HOA. Jude mentioned that many of the fees are currently being paid by the developer and that that would continue through the completion of the community. This has resulted in the HOA being in good shape financially. Current reserves total approximately \$105,000 and the money is diversified across a number of different accounts. Jude and the Property Manager indicated that much of the reserves come from initial capital contributions and that the reserves should consistently be on increase to allow for inflation and for unanticipated events.

#### **IV. Member Discussion**

##### *A. Turnover Concerns*

Members asked what the developer's role would be following the turnover of control for the HOA. Jude stated that he and his company would not be going away any time soon. They will be around until the community is complete and for some time thereafter. This commitment is legally binding and the company also has commitments to the city of Laurel that link it to the community until the job is done.

##### *B. Lawn Maintenance Charges*

Another Member expressed a concern regarding the credits that were provided to Members for overpayment of mowing expenses. The information provided to Members did not clearly indicate how the credits were applied. Another Member offered the solution that regardless of whether a Member owes money or has a credit, a statement (not necessarily a bill) detailing the current balance for that household should be sent quarterly. A statement showing all charges and credits to date on each Member's account will be sent as soon as possible. In the future, a statement will be sent to each Member each quarter.

##### *C. Vacant Homes*

A Member expressed concern about the vacant town homes that had not yet been sold. He suggested that residents should work to help get the remaining properties sold as there are a number of vacant townhomes and still a number of houses to be built.

##### *D. Media Providers*

A Member questioned whether any other telecommunications/cable/internet companies were going to be available in the community. Jude stated that Comcast was supposed to be put in place as well, but that not everything was 100% complete yet.

#### *E. Home Defects*

Another Member discussed a defect in the Ryan homes' windows, to which a number of Members responded that they had the same issue with locks that did not work properly. Ryan homeowners need to follow up with Ryan on this to have the issue resolved.

#### *F. Mail Delivery and Parking*

A Member reported that the mail carrier currently drives across a green space on Hardcastle in the mail truck and was wondering if something could be done about that. Jude said he would look into a way to prevent this.

A Member who resides in a single-family home on First Baptist Lane stated that when people park in front of their mailboxes, they do not receive mail. A Member stated that she had confirmed with the post office that our neighborhood is considered a driving route and therefore, the mail carrier is under no obligation to exit the vehicle to deliver mail.

Other Members requested that people not park on the driveway side of the roads on Archsine Lane as it makes it all but impossible for people to get in and out of their driveways. Jude said that he would be putting up additional no parking signs and look into getting towing placards on the no parking signs currently in place.

Members were reminded that parking in the alleys is prohibited. Jude stated that Tidewater can be contacted if a car needs to be towed from one of the alleys.

#### *G. Dog Waste*

Members expressed concern regarding dog waste not being picked up and asked what could be done about it. Discussion that followed concluded that it is difficult to identify culprits, but the first step should be a polite reminder when you see someone who is not picking up, but that can be escalated to Tidewater for chronic offenders. Jude also said he would look into reminder signs for that.

#### *H. Crime*

A Member in the end unit on Hardcastle reported that they recently had an attempted burglary. A window was broken and opened in her home, but the alarm went off seemingly scaring the would-be intruder away. This occurred at 2:30 in the afternoon.

Another Member who works from home on Archsine reported that a young man was spotted walking through the neighborhood, looking into cars that were parked on the streets, and checking the placement of individuals' telephone boxes. He called the police and the individual was taken away. He speculated that the man was looking for easy items to take from cars during the day while people are at work and looking for where to cut the phone line to the house to disable the security system. The Member recommended that residents look into placing boxes lower or within homes to make it more difficult to cut the phone line.

Another Member recommended listing cell numbers as primary contacts with security companies and the home number as secondary.

On the whole, Members were asking that we all look out for one another and stay alert.

## **V. Election Results**

It was determined that all three candidates were unanimously elected to the Board of Directors.

## **VI. Adjournment**

The meeting was adjourned.

*Respectfully Submitted,  
Jackie Zimmermann (Member)*

## **Approved by the Board of Directors**



Farhana N. Shah, Secretary



Date Approved