

OLNEY OAKS SINGLE FAMILY HOMEOWNERS ASSOCIATION

Summer 2021

January 2021 Annual Meeting

Board Report – Carolyn Knight

2020 Activities:

New landscaping at our two main entrance signs.
Recreational path repaved along Headwaters Drive (60%) and to the footbridge over the stream (25%) in the fall.
Footbridge railing repaired.
Acquired HOA management platform from Buildium.
COVID-19 Safety warning signs installed.

2021 Plans:

Install lighting on our three entrance signs.
Contract for more recreational path repair.
Replace benches at Carrisa tot-lot.
Review covenants in order to present revisions to members for a vote at 2022 Annual Meeting.

Treasurer's Report – Lorie Nelson

Annual assessments were collected from all households during the current and prior fiscal years. We are on-track at the half-year mark, except for being a little higher on tree work and the new property management system since it was not budgeted for previously. Buildium should offer us the opportunity to save money on mailings, especially if a significant number of residents opt-in for electronic communications as opposed to hard-copy.

Board Election – Mike Dickerson

Eight members were elected to the 2021 Board of Directors, including 6 from the previous year with the addition of members Carlos Simon and Curt Hockaday.

[In May the Board voted to bring on Patty Johnson to fill the open Townhouse Representative spot.][In May the Board voted to bring on Patty Johnson to fill the open Townhouse Representative spot.]

Welcome New Residents

Despite challenges to both buyers and sellers, our community is desirable and most homes have sold quite quickly. Please visit our website and be sure we have at least one email address for you so you don't miss community updates. Glad you are here!

Living in the Time of Covid

Many of us are now fully vaccinated or will be soon. Children will be vaccinated over the summer and are anticipating going back to school in the fall. Being able to get outside and active has been a great boon after a winter of seclusion.

If you are experiencing financial, medical, or emotional challenges please speak up. Resources do exist and you have generous, caring neighbors.

If paying your annual assessment is a problem, contact treasurer Lorie Nelson and something WILL be worked out.

HOA Facing a Challenging Decision

Olney Oaks has been approached by two companies who intend to bid for a County RFP to do stream restoration work. Under the Federal Clean Water Act, the Montgomery County Dept of Environmental Protection is charged with protection and restoration of our portions of the Chesapeake Bay Watershed. GreenVest and RES, LLC have inspected the three streams that run through our wooded parcels. The work would address areas of serious erosion, remove invasive plants, and replant with native species. The HOA would be paid for easements along the stream banks, earning us somewhere between \$135,000-\$180,000. However, the reshaping of the stream beds would likely involve the use of heavy engineering equipment and alteration of the natural habitat, at least in the short and mid-term period. The approach is controversial and would not address the sources of stormwater runoff causing the erosion. We are in communication with DEP, the two companies, an advocacy group, and experts at the University of Maryland.

Any member with pertinent knowledge or interest in this topic is invited to contact the HOA Board.

Watch for notices

New HOA Management Tool

The Buildium platform we are using has been up and running since April 1st. If you have given us your email, you can log onto your personal resident portal, communicate with the Board, and update your contact information. You can now also pay the annual assessment online with an ACH withdrawal that is considered more secure than writing a paper check. You will get an immediate confirmation of the payment. You may want to download the mobile app as well.

Montgomery County Pesticide Law

The County's Pesticide Law restricts the use of certain pesticides on private lawns – most synthetic pesticides are not allowed. This applies to both the homeowner and landscaping companies. The term “pesticides” refers to products that kill weed pests (herbicides) and insect pests. See the County website for extensive information on organic lawn care., including a 4 page list of acceptable products. You may still find banned products in local retail shops so know the law. <https://www.montgomerycountymd.gov/lawns/law/>

Olney Oaks *Volunteer Power*

- **Daffodil planting** – In early December a number of families fanned out in the woods between Darnell Drive and Bilney Drive to plant scores of daffodil bulbs. They bloomed in March and are expected to multiply and spread each year.
- **Stream Cleanup** – On April 10th five households explored the length of Williamsburg Run, the stream in our woods between Sandcastle Lane and Williamsburg Village. They pulled out a tire, scrap metal, plastic and glass bottles, old carpeting, and plastic bags.
- **Milkweed planting** – More families planted 150 milkweed in April. These went into sunny spots on the edge of the woods between Darnell and Bilney as well as behind homes on Shallow Brook Lane. Monarch caterpillars ONLY eat milkweed. In fact, the monarch butterfly is also known as the “milkweed butterfly.” The milkweed plant provides all the nourishment the Monarch needs to transform the caterpillar into the adult butterfly. The flowers also support other pollinators such as bees.

Do you have other ideas for similar community activities? Let the Board know.

Join the Olney Oaks Green Team

We are putting together a group of residents who are gardeners, forest fans, and wildlife advocates. We have never had a Master Plan for our green spaces, woods, and streams.

Interested? Email president@olneyoaks.org.

Traffic & Speeding on Our Main Roads

We all know that traffic has increased since the development was built in the mid 1980s. Morningwood Drive is a narrow, winding, residential road. Headwaters Drive is a straight-away that invites speeding. Both have speed bumps that help but are insufficient in slowing traffic. The 30mph speed limit – the same as on Hwy-108 in the middle of town – is too high for these roads. We have formed a committee to examine options, work with MCPD on enforcement, and explore changes with the Dept of Transportation. To join this effort, please contact the Board.

Short New "Recycle Right" Videos

Recently, the Montgomery County Department of Environmental Protection (DEP) launched a video series to help us learn how to recycle materials properly. Each one-minute video highlights materials that are or are not recyclable and explains why:

- Aluminum
- Batteries
- Foam Packaging
- Glass Bottles and Jars
- Plastic Bags
- Plastic Containers, Tubs, and Lids

To learn more, go to: <https://www.montgomerycountymd.gov/sws/recycle-right/>

Tips From Olney Oaks Homeowners

- **Scare Off the Deer** – There are sprinklers with infrared (heat) sensors that will turn on briefly to scare off critters that feed on your plants at night. Search online or in stores for “scarecrow sprinkler.” There are many competing brands in a range of prices.

- **Find Your Property Line Stakes** – Before you pay for an expensive survey, search for the original steel rebar stakes with a metal detector. Some fencing contractors will do this for you!

- **Remove Algae from Siding** – Three products:

Wet&Forget Stain Remover

Mold Armor: E-Z House Wash

Homemade 30% vinegar/70% water spray

Do you have tips to share?

Parking Reminders

- Cars parked in driveways must not block sidewalks. This is a County law violation.
- Vehicles cannot be parked within 20 feet of an intersection. Violators can be ticketed.
- Vehicles cannot be parked on grassy lawn.
- All vehicles on a property or on the street must be operable and have valid tags.

Important Phone Numbers:

Street lights	311 or County online streetlight map
Missing signs	311 or 240-777-0311
Uneven sidewalk	311 or 240-777-0311
Recycling information.	311 or 240-777-0311
Non-emergency police	301-279-8000
Animal emergency or noise	301-279-8000
Williams Pipeline emergency	800-440-8475

Olney Oaks Board of Directors

president@olneyoaks.org

treasurer@olneyoaks.org

recreation@olneyoaks.org

President & GOCA* Rep	Carolyn Knight	301-774-2970
Vice President & Recreation Co-chair	Dick Harris	301-774-7204
Treasurer	Lorie Nelson	301-385-9802
Co-Treasurer	Carlos Simon	240-381-7728
Corresp. & Recording Secretary / Webmaster	Rod Smart	301-807-6830
Recreation Co-chair & GOCA Rep	Kim Webster	202-907-1264
Delegate-at-large	Cynthia Resnick	240-342-2210
Delegate-at-large	Curt Hockaday	404-867-9497
Townhouse Representative	Patty Johnson	240-398-7002

* GOCA = Greater Olney Civic Association