

NEW MARK COMMONS HOMES ASSOCIATION, INC.
ANNUAL MEETING
WEDNESDAY, MARCH 15, 2000

ATTENDEES: Ken Misner, Amy Sloan, Anamika Krishna, Eddie Alexander, Anne Taylor, Dorie Mangan, Rose Krasnow, Nan & Jim Whalen, Geri Misner, Patrick Godwin, Jim Denny, Raj & Madeline Gupta, Jay Josephs, Irene Hormuth, Herb & Dorothy Robinson, Carol & Mike Miller, Bob Schreiber, Mike Azami, Davida Alexander, Bill & Christine Holdsworth, Mark Wetterhahn, Mary Lee, Mark Fow, Susan Klise, Kathy Gall, Helen Reed, Larry Chinnery, John Del Vecchio, Wini Herrmann, Stan Sirotkin, Linda Silversmith, Ann & Dick Leary, Barbara Cano, Linda Gangloff, Mincy Neil, Jean Rawson, Jacob & Hilde Stempel, Leslie Becker, Allan Evans, Norman Doctor, David Melnick, Arthur Katz, Sima Osdoby, Dylan Presman, Paul Giguere, John Hansman, Steve Krasnow, Bob & Ann Turner.

The Annual Meeting was called to order by President Ken Misner at 7:40 P.M. Proof of notice included a flier to every residence and an article in the newsletter. A quorum (96 people) was not present, either by proxy or in person. Approximately 42 homes were represented, and ballots had been received from 8 others prior to the meeting. By acclamation, those present agreed that the meeting be allowed to continue, despite the lack of a quorum.

Ken introduced the members of the Board, all of whom were present except Sherry Matz. The minutes of the '99 Annual Meeting were approved, upon a motion by Jack Stempel, seconded by Raj Gupta.

In his President's Report Ken highlighted the following:

- New Mark continues to deal with numerous wildlife problems caused by geese, deer, beavers, and even foxes.
- Last summer, the association had to use chemicals on the lake to control an algae bloom caused by the draught and exacerbated by the geese.
- The clubhouse floors were refinished and new tables and chairs were purchased.
- A new pool contractor, Georgetown Aquatics, had been selected for the coming year. The pool would once again remain open until 9 p.m. most evenings. A pool committee had been established to oversee the contractor's performance and pool operations.
- Stolberg Landscaping had been hired to maintain the grounds for the coming year.
- Paving work would take place in the 400 and 800 blocks this year.
- Although vandalism was down, it continued to be a problem and neighbors were asked to report any suspicious activity.

Rose updated the community regarding the new office building that Tower-Oaks was constructing just north of Wootton Parkway adjacent to I-270. Although the developer was still interested in building homes off Don Mills Court, no activity had occurred in this regard because no agreement had been reached with the community regarding the number of living units that would be acceptable.

Rose also said that New Mark would soon have its own web page, thanks to resident Rich Schmidt, who had volunteered to create a site for the community. She pointed out that the bylaws and covenants would be online, along with a community calendar, pool hours, and so forth.

In her treasurer's report, Anne Taylor stated that the Association was in sound financial shape. In addition to cash for operating expenses, the community had \$440,000 in a reserve fund to cover the replacement cost of major capital items. Most of the reserves were invested in short term CD's, yielding between 4.21% - 6.15%. Last year, interest earned was close to \$18,000. Twenty people, or 5.2% of residents, still had not paid the first half of their year 2000 dues. Five of these had an outstanding balance from the prior year, and liens were in place against two. Compared to other HOA's in the area, however, New Mark's collection rate continues to be excellent.

Committee chairs reported on activities of their group over the past year. Mary Lee, speaking on behalf of the ACC, stressed the importance of seeking approval from the committee before changing anything on the exterior of a home. She also pointed out that when the work was done, it needed to conform to the drawings that had been submitted. Rose said that the Board was considering modifying two areas of the ACC guidelines dealing with front doors and front light fixtures to allow some additional flexibility. Members of the audience voiced some support for these proposed modifications.

Linda Silversmith, speaking on behalf of the Landscape Committee, said that the tree subcommittee had spent a considerable amount of time reviewing the City's Street Tree Master Plan as it related to New Mark. The City had agreed to make the changes the group had suggested. The same subcommittee hoped to develop a replacement policy for New Mark's own trees, since we continue to lose trees to wind, ice, and natural disease.

Mike Miller said that the Property Maintenance Committee planned to do another survey this spring, but additional volunteers were needed. He pointed out that the committee's purpose was to preserve property values. Most homeowners were quick to make repairs once they became aware of items that needed attention.

Nan Whalen said that more than 20 people had gotten involved with the new pool committee. They had recommended that the Board hire a new management company and that new lane ropes be purchased. They also backed the activities of the Swim Team. Dorie Mangan pointed out that the team had been undefeated last year, and that one New Mark swimmer had broken a County Swim League record. The team would move up two divisions this year.

Raj Gupta said that some seats were still available for the International Dinner on April 8. Travel posters were needed if anyone had some.

Geri Misner, speaking on behalf of the Garden Club, talked about the many successes they had been part of had during their short five-year history. The landscaping by the steps had won a major local award and placed third in a national competition. The club would be helping the City plant the Millennium Garden at the corner of Potomac Valley and Falls Road. In addition, the plant sale would be held on the first Saturday in May, in conjunction with the community garage sale.

Ken pointed out that a playground committee had also been formed, headed by Anamika Krishna. In response to a question, Rose said that the large oak tree by the playground had been cut down because it had died, posing a hazard to children playing in the area.

Rose also mentioned that after a lapse of several years, the summer playground program offered by the City of Rockville would return to Monument Park, because new families with young children were moving into New Mark and the neighborhood on the other side of the park. The supervised program is very inexpensive and offers a variety of activities. Its continuation would depend on whether enough people participated.

Three guest speakers then addressed the audience. Michael Banks, Assistant State's Attorney, spoke about the new community prosecution program now in place in Montgomery County. Mr. Banks pointed out that New Mark was "blessed" because it had no real crime problems, but he offered the services of his office to help the community deal with vandalism.

Carol Ann Perovchek, New Mark's new neighborhood resource coordinator, summarized some of the programs offered by the City to reach out to neighborhoods, including Walking Town Meetings and Rockville University. She said she served as a point of contact between New Mark and the City. Anyone could call her with a problem, and, in turn, she would keep residents informed about projects that could affect them. Mark Wetterhahn asked if the Cabin John Sewer Study that was now underway would have any impact on our community. Carol Ann responded that the sewer goes from downtown through Hungerford-Stoneridge, bypassing New Mark.

Maile Beers-Arthur, who oversees Human Rights and Community Mediation for the City, urged residents to use the mediation process to resolve disputes that come up between neighbors. The benefits of the mediation process were significant; disagreements could be resolved early on, at little or no cost, and in a much shorter period of time. The City's 54 trained mediators were able to resolve successfully an amazing 99% of the disputes that came before them. The process is completely confidential and takes anywhere from a week to a month. The group does not mediate discrimination or domestic violence issues.

Following the speakers, Rose announced that Susan Klise and Nan Whalen had both been elected to three-year terms on the Board. There were no write-in votes.

Under general discussion, Barbara Cano urged the Board to modify the guidelines regarding front light fixtures. She pointed out that it does no good to have the house numbers on the current fixtures if the light is not turned on. She also felt the numbers dimmed the amount of light. Mike Azami asked that the lake be cleaned more regularly.

Jean Rawson and Mincy Neil won door prizes consisting of two \$10.00 guest passes for the pool. Mike and Carol Miller won a \$50.00 gift certificate to Mykonos Restaurant.

Upon a motion by Susan Klise, seconded by Dorothy Robinson, the meeting was adjourned at 9:30 P.M.

NEW MARK COMMONS HOMES ASSOCIATION, INC.
ANNUAL MEETING
THURSDAY, MARCH 22, 2001

ATTENDEES: Eddie Alexander, Susan Klise, Dorie Mangan, Sherry Matz, Ken & Geri Misner, Amy Sloan, Nan & Jim Whalen, Rose Krasnow, Anamika Krishna, Jim Denny, Raj Gupta, Bob Schreiber, Rob Polster, Roger Zions, Mal & Ulla Billings, David & Helen Wolfe, Paul Giguere, Joseph Jordan, Herbert Robinson, Bill & Christine Holdsworth, Mary Lee, Mark Fow, John & Diana Del Vecchio, Wini Herrmann, Barbara Cano, Arthur Katz, Steve Krasnow, Bob & Ann Turner, Lawrence Jacobs, Steven Snapp, and Rashad Choudhury.

The Annual Meeting was called to order by President Amy Sloan at 7:40 P.M. Proof of notice included an article published in the February newsletter and the inclusion of the meeting agenda in the March newsletter. A quorum (96 people) was not present, either by proxy or in person. Twenty-eight homes were represented, and ballots had been received from 17 others prior to the meeting. By acclamation, those present agreed that the meeting be allowed to continue, despite the lack of a quorum.

Amy introduced the members of the Board. Upon a motion by Anamika, seconded by Raj, the minutes of the 2000 Annual Meeting were approved.

In her President's Report, Amy covered the following items:

- 1) Development: Significant new development was occurring on the Tower-Oaks property adjacent to New Mark. This included the Tower office building, the Boston Properties office building, construction of the new PG&E Energy Group Headquarters, and Clyde's restaurant. The Board could do little about any of this, since the projects were approved in the mid-80's, but there was a concern about the increase in traffic that this development would generate. The traffic study for the area and the necessary mitigation measures had all occurred more than 15 years ago. The Board, in conjunction with the Hungerford Civic Association, was preparing a letter to the City requesting that when approved development does not occur on a site for a given number of years, new traffic analyses would be required. Amy said that nothing was happening with respect to the homes that Tower had proposed to build on the former school site just south of Don Mills Court.
- 2) West Nile Virus: Authorities believe the virus will be a problem again this year. Amy said that residents should seek to eliminate standing water in and around their homes and should report dead birds to the Rockville City Police. She stressed that neither the pool nor the lake has standing water.
- 3) Pool: Unhappiness with Georgetown Aquatics led the Board to select Continental Pools as its new management company. The pool would stay open until 9 p.m. again this year, although the Board was looking at closing at 8 p.m. in August, a month when pool usage drops considerably. This would save some money. Amy said there was a leak in the pool of undetermined origin, but the pool company would soon drain the pool to find out the cause. Recently, the electrical junction boxes serving the pool lights had been vandalized. Residents were asked to report any suspicious activity near the pool. Finally, Amy pointed out that by the spring of 2002, State law would require each pool to have two main drains in order to reduce the risk of accidents. In addition to this modification, the Board was looking at redesigning the baby pool and the dressing rooms. If possible, the Clubhouse would also be made handicap accessible. Amy encouraged residents to provide input regarding improvements to the pool that they would like to see.

- 4) Clubhouse: New sliding doors had been installed throughout the clubhouse to improve insulation. Given the large increase in the cost of gas, the Board had raised the rental fee from \$100 to \$125, the first such raise in many years.
- 5) Social Activities – Long known as a neighborly community, New Mark had increased the number of social activities available for children during the past year. While the Board Cocktail party and the International Dinner were adult events, Halloween parties and Valentine parties were now being held for the younger crowd, in addition to the annual 4th of July celebration.
- 6) Web site/communication with residents: A group of residents had proposed an electronic bulletin board for the community. The Board had trouble getting satisfactory answers to its legal and logistical questions, and the project lost momentum. Amy stressed that the Board was committed to open communication, and said that efforts would be made to update the website more frequently and to make it more interesting. Amy reminded residents that they could participate in the community forum, held at the start of every Board meeting, and that phone calls and letters to the Board were welcome. On the flip side, Amy expressed concern that more anonymous letters were being received, making it difficult for the Board to respond effectively.
- 7) Telecommunications: Comcast recently upgraded its system in New Mark, but many residents still had complaints about service and reception. The Board was working with Starpower, a competitor to Comcast, to come up with an acceptable contract that would give the company the right to wire the community. On the downside, if Starpower is allowed in, more land will have to be torn up while installation occurs and more pedestals and large, unattractive boxes will appear in the neighborhood. Starpower does not plan to start wiring Rockville until the end of the year, so the Board has some time to reach an agreement with them. In the meantime, more residents have been opting for satellite dishes. The Federal Telecommunications Act preempted the Association's right to disallow such dishes, but Amy reminded residents of the need to work with the Architectural Control Committee in order to locate the dish in as unobtrusive a place as possible.

Amy introduced Jeanna Troha, the Neighborhood Resource Coordinator now assigned to New Mark. Jeanna stressed that she serves as a liaison between the City and the community and urged anyone who needs answers to City related questions to call her.

Susan Klise gave the Treasurer's Report. She noted that seven people still had not paid the first installment of their HOA dues, but that last year at this time, 20 people had not paid. Rose explained that the Board's policy was to initiate lien proceedings against anyone who fell two payments behind. In the past, some leeway had been granted for special circumstances, but this policy was being tightened. Susan also reported that the Association's Reserve Fund contained more than \$450,000, invested in a Money Market Account and in CD's earning between 5 and 6 ½ %. The rates of return would lessen if interest rates continued to fall.

Under Committee Reports, Mary Lee said that the number of Architectural Control Applications received was continuing to rise, which showed that the process was working well. Mary also spoke on behalf of the Garden Club, saying that the Annual Pre-Mother's Day Plant Sale would be held on Saturday, May 5th. Raj Gupta reminded residents that the International Dinner would be held on Saturday, April 28th, and that seats were going fast. The next planning meeting would be held on Sunday, April 15th at 7:30 p.m.

Amy opened the meeting for questions from the audience. The following issues were raised:

- 1) Could parking on one side of Tegner be prohibited? When residents parked on both sides of the street to attend parties or to enjoy the pool, residents on Tegner had difficulty reaching their homes. Emergency vehicles would not be able to access the area at all. Rose pointed out that Tegner was a city street. Jeanna Troha said she thought that parking could be prohibited as long as a majority of the Tegner residents were in favor of this. She offered to follow up with the City.
- 2) Would the 500 block be resurfaced this year? Rose responded that the community follows a four-year cycle for resurfacing. The 500 block was scheduled for repair next year.
- 3) Would the community consider a group contract for the replacement of heating and air conditioning systems? Rose pointed out that group contracts had been tried on occasion, but the Association often found itself stuck in the middle if a homeowner was not happy with the work that was done. As a result, in most cases, the Board had backed away from providing this service.
- 4) The retaining wall behind 810 – 822 NME needed to be replaced. What was the timeframe for getting this work done? Rose said that the wall poses unique challenges because it is long and very difficult to access. Contractors were being solicited to give bids, but it would probably be several months before any action could be taken.
- 5) Wildlife in New Mark continues to be an ongoing concern. Did the Board have any new approaches to this problem? Amy responded that none of the methods for controlling the goose population had proven very successful. For the most part, residents needed to learn to coexist with the deer, foxes, geese, and other animals.
- 6) Residents generally did not clean up after their dogs when they pooped in the woods along the bike path, but in the summer the smell was annoying to townhouse residents who lived nearby. What could be done? Rose said that she would remind residents to be considerate of their neighbors. City law requires that owners clean up after their dogs regardless of location.
- 7) Was the Board pleased with the Landscape contractor? Yes
- 8) Given that the Board had almost hired Century Pools last summer, why weren't they brought in when Georgetown did not prove satisfactory? Nan responded that members of the Board had heard several negative reports about Century from other communities.
- 9) What could be done by damage to lawns caused by the City's snow plows? The city would repair the damage, but residents had to let them know of the problem.
- 10) Could the community lock into special energy contracts to lower the cost to the Association? The Board was not familiar with such options but agreed to look into it.

One resident proposed a significant increase to the Administrator's salary. Board Member Eddie Alexander acknowledged the excellent work done by Rose and presented her with a large bouquet of flowers on behalf of the Board.

Rose thanked the Board and announced that Amy Sloan and Sherry Matz had been reelected to the Board by a unanimous vote.

Two door prizes consisting of \$20.00 worth of swim passes were won by Joe Jordan and Raj Gupta. Bill Holdsworth won a \$50.00 gift certificate to Moonlight Gourmet Restaurant.

The meeting was adjourned at 9:05.

NEW MARK COMMONS HOMES ASSOCIATION, INC.
ANNUAL MEETING
MONDAY, MARCH 18, 2002

ATTENDEES: Eddie Alexander, Susan Klise, Dorie Mangan, Ken Misner, Amy Sloan, Nan Whalen, Rose Krasnow, Anamika Krishna, Jim & Fran Denny, Raj & Madeline Gupta, Bob Schreiber, Barbara Young, Mark Smith, Davida Alexander, David & Helen Wolfe, Joe & Billie Jordan, Mary Lee, Mark Fow, Wini Herrmann, Sima Osdoby, Arthur Katz, Steve Krasnow, Bob Turner, Lawrence Jacobs, Steven Snapp, Geoff Becker, Naomi & Jay Josephs, Jason Olasky, Bob & Rosemary Harger, Noel & Connie Wilkie, Geri Misner, Anne Taylor, MaryAnn Bliss, Jeff & Stephanie Bloom, Richard Schmidt, Linda Kenyon, Linda Silversmith, Mort Friedlander, Judy Doctor, Milt & Penny Puziss, Bethany Portner, Jim Whalen, Jean Rawson, Jacob & Hilde Stempel, Bob & Mimi Walkington, Bill & Chris Holdsworth, Anya Hoffman & Ernie Culman, Sohana and Rashad Choudhury, Margaretha Bull, and Linda Huntington. Guests: Vinnie Hughes of the City of Rockville and Shelah Lynn, attorney with Chadwick, Washington, Olters, Moriarty, and Lynn.

The Annual Meeting was called to order by Vice President Dorie Mangan at 7:35 P.M. Susan Klise presented outgoing Administrator Rose Krasnow with a bouquet of red roses and thanked her for seventeen years of outstanding service to the community. Residents were invited to enjoy a beautiful cake decorated in Rose's honor. Rose thanked Susan, the Board and the community for their support during her tenure and spoke of how difficult it was to move on.

Proof of notice for the meeting was ascertained. The agenda, candidate bios and ballot had been included in the February newsletter. The agenda had also been posted on the NMC webpage. A quorum (96 households) was not present, either by proxy or in person. Forty-three homes were represented, and ballots had been received from 20 others prior to the meeting. By acclamation, those present agreed that the meeting should continue, despite the lack of a quorum.

Dorie explained that Sherry Matz, President of the Board, could not attend because she was ill. Dorie then asked members of the Board to introduce themselves. Dorie introduced Vinnie Hughes, Neighborhood Resource Coordinator for the City of Rockville, and Shelah Lynn, attorney with Chadwick, Washington, Olters, Moriarty and Lynn.

The prior year's minutes were corrected to reflect that a quorum consisted of residents from 96 different households, not simply 96 people. Upon a motion by Larry Jacobs, seconded by Linda Silversmith, the minutes of the 2001 Annual Meeting were unanimously approved, as amended.

Vice President Mangan highlighted significant events of the past year. She began by mentioning the events of September 11th. Other items included the following:

- For City elections, New Mark's voting place had been changed from City Hall to the Elwood Smith Community Center. During the fall election, New Mark had hosted a candidate forum at the clubhouse, which was well attended.
- A National Night Out Party had been held on Vallingby in August. This was the first time New Mark had participated in several years.
- Complaints about home-based businesses in the community were increasing. New Mark was working with the City to determine which businesses did not meet the city code.
- Vandalism was still an issue in the community. In the past 12 months, one of the tennis court nets had been torched, and the electrical junction boxes outside the pool fence had been heavily damaged.

- After almost 10 years, New Mark had chosen a new law firm to represent the community. The firm selected was Chadwick, Washington, Olters, Moriarty & Lynn.
- Continental Pools would return to manage our pool this summer for a second season. The Board had gotten them to lower their proposed cost increase from 15% to 5%. Double drains had been installed in both pools, as now required by state law. An automatic chemical feeder had also been installed, which would help keep the pool water properly balanced at all times. The pool chairs were being restrapped and repainted, a more cost effective procedure than buying new furniture. The diaper policy, which had been changed for one year to allow non-toilet trained children into the big pool, had been changed back last summer. Non-toilet trained children would not be allowed into the big pool for health and safety reasons.
- Stolburg Landscaping would return for a third season.
- Several projects had been undertaken during the past 12 months. The clubhouse had a new roof. Several retaining walls had been replaced. Asphalt repairs and sealing had been done in the 200-300 block.
- It would probably be necessary to dredge the lake in 2004. In addition, the geese were causing the lake bank near the Esplanade to erode. Steps to address this situation were being considered. The willows that had died along the lake bank would be replaced.
- After initial opposition, the Board decided to support a permanent plug at the north end of South Adams Street. Clearly, traffic would increase in this area as a result of the redevelopment of downtown, and New Mark wanted to insure that the traffic remained on arterial roads, not on residential streets such as South Adams or New Mark Esplanade.

Dorie asked ACC chairperson Mary Lee to make a few remarks. Mary reported that residents were complying with the ACC process, as evidenced by the growing number of applications received. She said that the committee hoped to simplify the process somewhat, by having all applications go directly to the ACC chair, rather than to the Administrator.

Eddie Alexander gave the Treasurer's report. After making some humorous remarks about New Mark's financial status and the collapse of Enron, Eddie reported that the Association is in sound financial shape. Only 9 residents, or slightly more than 2%, had not paid the first half of the 2002 dues. More than \$550,000 was in the reserve fund, invested in a money market fund and a variety of FDIC insured CD's. More than \$29,000 in interest had been earned in 2001. The Association was undertaking a new reserve analysis, the first since 1994, to insure that our reserves were not growing too large.

Guest speaker Shelah Lynn, New Mark's attorney, addressed the audience regarding the pros and cons of revising the Association documents. She pointed out that New Mark's documents were written in 1967, which made them older than most. Many things simply weren't included in the documents, such as when and how to do a budget as well as what expenditures need to be included. She said the documents provide almost no enforcement provisions, other than the ability to take someone to court. She pointed out that court proceedings are expensive and time consuming, and that judges do not like to be bothered with such matters. She also mentioned that state and federal laws have changed, often contradicting the covenants. She mentioned the Fair Debt Collections Processes Act, new bankruptcy laws, and the fact that HOA's no longer have authority to regulate satellite dishes. However, despite all of these factors, Shelah said that it takes a tremendous amount of time and effort on the part of the Board to get a 2/3's vote of the community. A dedicated working group would have to be formed, and its members would have to go door to door to explain to residents why the changes would benefit the community. To further complicate matters, New Mark's covenants contain a three year waiting provision, i.e. any approved changes could not take effect for three years. After Shelah's

presentation, residents had a number of questions. Geoff wanted to know if the Board planned to do a complete rewrite of the documents or alter only certain parts. Shelah said given the difficulty of getting the votes necessary to amend, the Board was looking to do a comprehensive rewrite of both the covenants and bylaws. Dorie pointed out that as a Board member, she would often turn to the documents for guidance but found little there. Raj wanted to know what it would cost to do this. Shelah said that while an exact figure could not be given, she estimated that it would cost about \$5000 in legal time. She said her firm proposed to rewrite the documents, incorporating any changes that either the Board wanted, new laws dictated, or that had proven beneficial to other associations. Barbara Young asked for the most important thing that needed to be changed. Eddie said that, in his opinion, getting rid of the three year layover requirement was the most essential change needed. Jay asked why the Board was presenting this to the community at this time. Amy explained that before undertaking such a big effort, the Board wanted to hear if the community thought it was worth it. Rose added that while the covenants were often not clear and failed to provide a lot of guidance, the community had fared quite well over the last 35 years and probably would continue to do so. However, Larry Jacobs, an attorney, pointed out that he did not know of many people or businesses who were willing to rely on 35 year old documents. The consensus of those present was that they needed more information. The Board was encouraged to put together an issue paper, outlining the pros and cons of a document revision. This issue paper could be mailed to each owner, perhaps with the next dues invoice. Amy encouraged residents to go home and read their documents. When Mary Lee said that most people had no idea where their documents were, Amy pointed out that they were included, in their entirety, on the New Mark web site. The Board thanked Shelah Lynn for her presentation.

Vinnie Hughes, Neighborhood Resource Coordinator for the City, explained that his role was to make it easier for residents to get needed information from the City. If anyone had a question regarding City activities, they could simply call him and he would direct the question to the appropriate department. He also would keep the community informed of City plans.

Linda Silversmith gave the Landscape Committee Report. Although Linda had served as chair of the committee for ten years, she was ready to move on and a new chair was being sought. Linda recounted some of the highs and lows of her tenure, pointing out that the committee advised the Board on a variety of issues. Erosion had been identified as a top priority, particularly the erosion along the lake bank, on the land atop the dam and leading down to Monroe street, and underneath various flights of steps in the common areas. The committee also had concerns about the overuse of mulch, and the overgrowth of English ivy in the wooded areas. Linda wanted the Board to examine its decision making process, because she was concerned that recommendations made by the landscape committee were not always followed. She concluded by mentioning several major activities that the committee had worked on over the past ten years, included the City's Street tree master plan and landscaping of the front island and the lake steps.

Rose announced the results of the Board election. The top three vote-getters were incumbents Eddie Alexander and Dorie Mangan as well as newcomer, Steve Snapp. Ken Misner was thanked for his many years of dedicated service to the community.

Dorie opened the meeting up to questions from the audience. The following questions were received:

- 1) What could the community do about the satellite dish located to the front of 222 NME?
Response: Federal law does not allow the Association to force the homeowner to remove the dish, but the Board was still hoping that the owner would agree to move it to the roof.

- 2) Could any lighting be placed at the foot of the hill adjacent to Monroe Street to reduce loitering and other unsavory activities? Response: The Board would try to determine if it would be feasible for either the City or New Mark to install additional lighting.
- 3) Why did the Board overturn the ACC's decision to deny permission to a townhouse owner to construct a greenhouse attached to the rear of his home? Was there anything residents could do to appeal the Board's decision? Response: The Board had heard from several nearby residents. Some strongly supported the proposed greenhouse, while others were opposed. The homeowner had made an excellent argument that just because something was new did not necessarily mean that it was bad or not in keeping with the architectural harmony of the community. The vote of the Board had not been unanimous, but a majority felt that the greenhouse should be allowed. There was little that residents could do, other than take the Board to court. However, it seemed clear that the Board had exercised its "best business judgment" in reaching its decision, so it was doubtful that the court would find any reason to reverse the Board's action.
- 4) When an ACC application is being considered, does the committee look to see if trees would have to be cut down to allow construction to proceed? Response: The ACC always makes a site visit before issuing a decision. The need to remove a significant number of hardwood trees would be considered a negative by the committee.
- 5) Was the City seriously considering opening up the Esplanade to Monroe Street? Response: The City was not currently looking at this as an option. However, at a meeting held by the city regarding the closure of South Adams, residents from neighborhoods surrounding New Mark made it clear that cut-through traffic on their streets could be reduced if the Esplanade were opened up. Two had actually written letters to the City asking that this option be considered. The newly revised Master Plan, still in draft form, is silent with respect to the Esplanade, but a map in the Master Plan shows the road going through. The Board was trying to decide whether to try to get the map changed or to move forward with abandonment proceedings. The Board was hesitant to proceed with abandonment at this point, because a public hearing would be required and there seemed to be a lot of hostility toward New Mark at the moment. On the other hand, the Board did not want to wait too long to move forward, because traffic would only increase as downtown redeveloped. Vinnie Hughes distributed the results of the recently completed West End Traffic analysis. The report stressed that the City wanted to prevent cut-through traffic on residential streets.
- 6) Could the City refrain from placing its speed monitoring equipment at the entrance to the community, since it made it impossible for cars leaving New Mark to see approaching traffic? Response: Several residents had already contacted the city, and the monitoring equipment would be placed differently in the future.

Following the question and answer period, Dorie announced that Jim Denny had been chosen as the new Administrator, to succeed Rose. Amy pointed out that we had a number of qualified applicants, all from within the community. She thanked everyone who had applied.

Two door prizes, each consisting of \$20.00 in pool passes, were won by Geri Misner and Judy Doctor. A \$50.00 gift certificate to Tara Asia was won by Bob & Mimi Walkington.

Upon a motion by Larry Jacobs, seconded by Jay Josephs, the meeting was adjourned at 9:40 PM.

NEW MARK COMMONS HOMES ASSOCIATION, INC.
ANNUAL MEETING
THURSDAY, MARCH 13, 2003

ATTENDEES: Anne P. Taylor, Jay Josephs, Mary and Mort Frielander, Jack Rushing, Ira Guzik, Nan Whalen, Davida and Eddie Alexander, Steve Snapp, Maria Ysern, Dennis and Kathleen Moran, Michael and Carol Miller, Geoff Becker, Ama Evans, Amy Sloan, Jeff Grandin, Helen Wolfe, Geri and Ken Misner, Paul and Marianne Giguere, Milton Puziss, Jennifer Martella, Mark Fow, Mary Lee, Jason Olansky, Kathy Gall, W. Hermann, Ulla and Malcolm Billings, Joanne and Todd Garlow, Jim Whalen, Arthur Katz, Jean Rawson, Noel and Connie Wilkie, Judy Doctor, Margaretha Bull, Jim Denny, Susan Klise, Dorie Mangan, Nan Whalen. Guest: Burt Hall, Director of Parks and Recreation for the City of Rockville, Telly Whitfield, Neighborhood Services Coordinator, Art Chambers and Ed Duffy from the City Planning Department.

The Annual Meeting was called to order by President Susan Klise at 7:40 P.M.

Proof of notice for the meeting was ascertained. The meeting was announced in the February newsletter and the agenda, candidate bios and ballot were included in the March newsletter. A quorum (96 households) was not present, either by proxy or in person. Thirty –six homes were represented, and ballots had been received from 6 others prior to the meeting. By acclamation, those present agreed that the meeting should continue, despite the lack of a quorum.

Susan asked members of the Board to introduce themselves. Susan introduced Burt Hall, Director of Parks and Recreation.

Upon a motion by Mark Fow, seconded by Mary Lee, the minutes of the 2002 Annual Meeting were unanimously approved.

President Susan Klise thanked the volunteers who make up the committees that add to making New Mark a great community: Mary Lee and Max Bliss of the ACC, Helen Wolfe of the Landscape Committee, Jack Rushing of the Lake Committee, Ann Stewart, Dru Moggee and Mary Ann Bliss of the swim team, the New Mark Garden Club and Ann Marie Taylor, editor of the NMC Newsletter.

Susan reviewed many of the issues and events that have happened in the last year.

- Continental Pools will return as our pool management company for 2003. We have requested a more mature lifeguard staff and a manager who will commit to stay the entire summer. We were also able to negotiate a performance clause; if the manager leaves before the end of the season and the level of service falls off, Continental will refund \$1,000 to New Mark.
- Stolburg Landscaping Co. is in the second year of a three year contract. We have been pleased with their performance and are looking forward to another good year.
- Snow, snow and more snow! As of the March Board meeting we had spent \$23,355 on snow removal. Along with the City snow removal effort, our contractor, The Danny Sivert Company, has been doing an excellent job.
- Asphalt repairs and sealing were done in the 100 block and the 500 block.
- A Nellie Stevens Holly planted near the lake steps was dedicated on November 23rd in memory of the victims of September 11th. The NMC Garden Club was the driving force behind this effort.

- The proposed change in the Association Documents was approved. The change removed the three year waiting requirement before any changes to our documents could become effective. We need 254 "yes" votes to pass the proposal. The final tally was 272 "yes" and 7 "no" votes.
- Ed Duffy and Art Chambers gave a presentation to the Board about the proposed Town Center development.

Nan Whalen gave the Treasurer's report. Nan reported that the Association is in sound financial shape. Only 7 residents, or slightly less than 2%, had not paid the first half of the 2003 dues. More than \$593,000 was in the reserve fund, invested in a money market fund and a variety of FDIC insured CD's.

Guest speaker Burt Hall gave a talk on the service and the scope of operations of the Park and Recreation Department. Burt says their goal is to preserve and enhance Rockville's parks and neighborhoods. Burt shared the following with us:

- Rockville has fifty (50) parks within its 135 square mile boundary.
- Has twice the green space of cities of comparable size.
- Has planted 50,000 bulbs and plants 50,000 annuals each year.
- Responsible for the Street Tree Master Plan. The City-developed plan has a great deal of diversity in the type of trees that are approved. The Master Plan can be found on the city website and there is a Forestry hotline number in the city directory.
- The City was able to save the original farm stead at the King Farm development and it will be used for a future arts and cultural center.
- The city summer camp sessions support 2,500 kids each summer.
- A one acre dog park is planned for FY 2004 and a new recreation center on W. Gude Drive is planned for FY 2005-2006.
- Plan to complete a 10 mile bike path loop in the city.

Judy Doctor asked Burt about the changes in Tuesday brown bag concerts. Burt said the brown bag concert series was a county program. There is now an out-to-lunch program on Wednesday that corresponds with the mid week Farmer's Market.

Ann Taylor asked Burt to talk about the new Nature Center. Burt said the center will be celebrating a one year anniversary on May 4, 2003. It has turned out to be a great educational facility, especially for kids, and is open on Saturdays 9-5 and Sunday 12-5.

Steve Snapp asked where the Farmer's Market will go during the construction of the new Library. Burt replied they were looking into several possible sites. He also mentioned that a ½ acre park is proposed in front of the new library which could be a venue for the Farmer's Market, though there were not any detailed designs for the park yet.

The Board thanked Burt for his presentation.

Jim announced the results of the Board election. There were three candidates running for three vacant positions. Geoff Becker, Jeff Grandin and Joe Jordan were elected to a three year term. Susan Klise was thanked for her many years of dedicated service to the community.

Susan opened the meeting up to questions from the audience and said Art and Ed were available to answer questions concerning the Town Center project. The following questions were received:

Ken Misner asked what could be done about the resident geese problem. Burt answered that the city has a trained dog at the golf course that is very effective. The geese are a Federally protected bird which limits the action people or communities can take in dealing with the problem.

Ann Taylor asked if people using Metro will be able to park in the new office building's parking lot. Ed Dufy replied that the parking plan is still under development.

It was asked why the Board adopted a policy of not allowing community residents to work as life guards at the pool this summer? Susan replied that past experience has shown that life guards from within the community tend to have a harder time enforcing pool rules and regulations, especially if it involves reprimanding friends or adults they know.

It was asked why the City snow plows and the community's snow removal contractors were not more considerate when they were plowing the streets. The opening of their driveway was plowed shut several times during the snow storms.

Two door prizes, each consisting of \$10.00 in pool passes, were won by Davida Alexander and Jack Rushing. A \$50.00 gift certificate to Vignola's was won by Geri Misner.

Upon a motion by Eddie Alexander, seconded by Ken Misner, the meeting was adjourned at 9:05 PM.

NEW MARK COMMONS HOMES ASSOCIATION, INC.
ANNUAL MEETING
TUESDAY, MARCH 16, 2004

ATTENDEES: Anne P. Taylor, Jay Josephs, Mary and Mort Frielander, Jack Rushing, Ira Guzik, Nan Whalen, Davida and Eddie Alexander, Steve Snapp, Maria Ysern, Dennis and Kathleen Moran, Michael and Carol Miller, Geoff Becker, Ama Evans, Amy Sloan, Jeff Grandin, Helen Wolfe, Geri and Ken Misner, Paul and Marianne Giguere, Milton Puziss, Jennifer Martella, Mark Fow, Mary Lee, Jason Olansky, Kathy Gall, W. Hermann, Ulla and Malcolm Billings, Joanne and Todd Garlow, Jim Whalen, Arthur Katz, Jean Rawson, Noel and Connie Wilkie, Judy Doctor, Margaretha Bull, Jim Denny, Susan Klise, Dorie Mangan, Nan Whalen.
| Guest: Telly Whitfield, Neighborhood Services Coordinator and Eileen McGuckian, Executive Director of Peerless Rockville.

The Annual Meeting was called to order by President Eddie Alexander at 7:40 P.M.

Proof of notice for the meeting was ascertained. The meeting was announced in the February and March newsletters and posted on the NMC website. A quorum (96 households) was not present, either by proxy or in person. Fifty-nine homes were represented, and ballots had been received from 18 others prior to the meeting. By acclamation, those present agreed that the meeting should continue, despite the lack of a quorum.

Eddie asked members of the Board to introduce themselves.

| Upon a motion by Susan Klise and seconded by Nan Whalen, the minutes of the 2003 Annual Meeting were unanimously approved.

President Edie Alexander thanked Amy Sloan for her six years of service on the Board.

| He also introduced and thanked Eileen McGuckian from Peerless Rockville for attending and agreeing to be our guest speaker this year. He thanked the volunteers who make up the committees that add to making New Mark a great community: Mary Lee of the ACC, Helen Wolfe of the Landscape Committee, Jack Rushing of the Lake Committee, Mary Ann Bliss of the swim team, Laura Pierrone of the Garden Club and Joe Jordan, editor of the NMC Newsletter.

President's Report.

Eddie said last summer was one of the most successful pool seasons we have had in several years. We again hired Continental Pools as our management company for 2004. We were successful in negotiating a reduction in the proposed increase for 2004 and were also able to have a performance clause added to the contract. If our pool manager does not remain for the entire year and the level of service deteriorates, Continental will refund \$1,000 to New Mark Commons.

Our Covenants limit the amount our annual HOA dues can increase. The amount of the increase is tied to the Consumer Price Index for the Washington metropolitan area. The increase for 2004 was 2.8%. We have been making this fact know to our various contractors and suppliers and one has agreed to drop their original increase to conform to our 2.8%. Unfortunately, snow removal and tree maintenance are areas that are beyond our control. We spend what is necessary to get our residents moving after a snow and the community clear of downed trees. Our general liability insurance increased over 30% from 2002 to 2003 and our renewal notice for this year reflects a 34% increase. We are contacting other HOAs to determine if they are experiencing similar increases. We are also looking at other insurance

providers. We signed a new three year contract with Stolburg Landscaping. Matt Stolburg and his crew have done a great job for us over the last four years.

We have some major expenditures facing us this year. The tennis courts need major repairs and resurfacing. The estimates are between \$35,000 to \$50,000. We are also planning on dredging the lake this year. The estimate is between \$100,000 and \$125,000. These expenditures will be covered by our reserve fund.

The HOA dues increase averaged \$16 to \$22 per residence for 2004. Eddie said this is a small price to pay compared to the rapid increase in value of our homes over the last year. We need to increase the dues as our Covenants allow in order to keep our community beautiful and fund our reserve fund, that covers our large capital expenses like the dredging lake ~~dredging~~ and tennis court repairs. This past year we had our first single family home sell for over \$500,000 and our first town home sell for over \$400,000.

The current Board members have been very active in the community and the City. NMC was a co-host of a candidate's forum in the clubhouse this past October. Joe Jordan and Steve Snapp are recent graduates of Rockville University and Eddie is serving on the steering committee for the Alliance of Rockville Neighborhood Associations. We always have a need for volunteers. If anyone is interested in serving on any of the committees please contact any Board member or Jim. Eddie mentioned he has served on the Board for five years and will be moving before the next Annual meeting. At the urging of his fellow Board members, Eddie has agreed to remain on the Board until he moves. He said all the efforts of the Board have been directed at making residents happy they live in NMC and adding value to the entire community.

Treasurers Report

Eddie also gave the Treasurer's report. He reported that we have a strong cash-on-hand position of \$115,000. We also have \$617,000 in our reserve fund. He mentioned that we hired Smith Barney to manage our reserve fund in 2003. He cautioned that we should not become complacent with the reserve fund balance. The low interest rates also results in low returns on our reserves fund investments.

Committee Reports

Richard Berman was looking for volunteers to serve with him on the Property Enhancement Committee.

[Geoff Becker announced the formation of a Tree Committee. It would continue the work of the Board's Tree sub-committee in developing a plan, timetable and estimating the cost for maintenance of our trees. Geoff asked for volunteers from the community to serve on this new and important committee.](#)

Linda Silversmith asked that at future annual meetings each committee chairperson deliver a report on their committee's activities over the past year.

Election of Directors

Eddie announced the results of the Board election. There were four candidates running for one vacant position. John Brown was elected to a three-year term. Eddie thanked all the candidates that come forward.

Guest Speaker

| Eileen McGuckian, Executive Director of Peerless Rockville was the guest speaker. She gave a very interesting and informative slide presentation on Rockville's history and its significant place in the development of Montgomery County.

Questions and Open Discussion

Linda Silversmith asked if there were plans to add a permanent shade structure on the pool deck. Eddie said would look into additional shading for this summer.

| Hans Schierling mentioned that when the police are checking for speeding on Maryland Avenue and pull violators on to New Mark Esplanade, it becomes difficult to safely enter New Mark Esplanade. Eddie said he would mention the problem to Larry Marcus at the City.

Linda Kenyon asked about the timetable for dredging the lake. Eddie and Jim replied that it would be determined once the permitting process was identified and completed. It would not happen this spring. More likely it would be summer or fall. We will keep the community informed through the newsletter and the website.

Ken Misner mentioned the International Dinner was being held on April 3, 7:00 pm in the clubhouse. Raj Gupta said he had received about 50 RSVPs to date. The event is limited to 80 seats so please get your RSVP with a check sent in as soon as possible.

Door Prizes

| The first door prize, a book written by our guest speaker, Eileen McGuckian, "Rockville, Portrait of a City", was won by June Whuan. The second door prize, a \$50 gift certificate to The Taste of Siagon was won by Bob Jaynes.

Upon a motion by Nan Whalen and seconded by Susan Klise, the meeting was adjourned at 9:35 PM.

**NEW MARK COMMONS HOMES ASSOCIATION, INC.
ANNUAL MEETING
TUESDAY, MARCH 15, 2005**

ATTENDEES: Rick and Stewart McKenzie, John Brown, Tom Shetty, Herbert and Dorothy Robinson, Joe Jordan, Steve Snapp, Jeff Grandin, Jim Mangan, Ann Mason, Laura Pierrone, Susie Chi, Nan and Jim Whalen, Mark Fow, Mary Lee, Alexandra Manolatos, Abi Kronenberg, Helen Wolfe, Madeline Gupta, Fran Denny, Ira Guzik, Christine Holdworth, Wini Herrmann, Naomi and Jay Josephs, June Whaun, Isabel Ellis, Sally Guardia, Sherry Matz, Richard Berman, Linda Kenyon, Rich Schmidt, Max and Mary Ann Bliss, Judy Doctor, Karen Kullgren, Arnold Rubin, Melody Gooding, Tom Revesz, Rose and Steve Krasnow, Mike Miller, John and Diana Del Vecchio, Jeff Bloom, Linda Huntington, Joanne Garlow, M. Chao, H. Coker, Arthur Katz, Mincy Neil, Kathy Gall, Robert Schreiber, Geoff Becker, Robert Turner, Ken Misner, Bo Ferguson from the Rockville City Managers Office, Dwayne Jenkins from the City of Rockville, Chris Choppin, Vice-president of Operations for Environment Quality Resources Inc. (EQR) and Jim Denny.

The Annual Meeting was called to order by Vice-President Steve Snapp at 7:35 P.M.

Proof of notice for the meeting was ascertained. The meeting was announced in the February and March newsletters and posted on the NMC website. A quorum (96 households) was not present, either by proxy or in person. Rose Krasnow made a motion to continue with the meeting despite the lack of a quorum. The motion was seconded by Mary Lee and unanimously approved by all present. Forty-nine homes were represented, and ballots had been received from 11 other residents prior to the meeting.

Steve asked members of the Board to introduce themselves.

Upon a motion by Herb Robinson and seconded by Joanne Garlow, the minutes of the 2004 Annual Meeting were unanimously approved.

President's Report

Steve said the past year had been busy and productive for the Board and the community. At the January Board meeting, Eddie Alexander, President of the Board tendered his resignation. He and his wife had sold their New Mark home and were moving to Silver Spring, MD. At that January meeting, the Board then asked Margaret Chao to fill the vacant Board position. Margaret had run for the Board at the 2004 Annual Meeting and was agreeable to serving out the remainder of Eddie's term.

The Board reported that it had initiated a Tree Committee with Laura Pierron as the chairperson. New Mark Common's trees are one of our major assets and attractions. The Board's objective was to establish a process that was consistent with our Covenants to protect and preserve our trees. Maintenance tree pruning began on common property in the 800 block of New Mark Esplanade and will continue as other areas needing attention are identified.

There are not any major pool repairs or replacements planned for 2005, it was reported. We did change the Diaper Policy in 2004 to allow anyone in the main pool, regardless of age. If children are not toilet trained, they must wear tight fitting rubber pants. Our old regulations were viewed as discriminatory by several residents and we were advised by legal counsel to change them in order to avert a costly legal challenge.

New Mark's 2004 Reserve Fund expenditures were \$32,000 for the resurfacing of the tennis courts and \$43,000 for concrete and parking lot repairs and resurfacing, it was reported.

New Mark's lake was last dredged in 1994. It needs to be done again. The Board has been studying various proposals to determine the most cost effective and esthetically pleasing way to perform this task. It is a major undertaking and will be visible to the entire community while it is underway.

Treasurers Report

Steve also gave the Treasurers Report. He stated that NMC is in sound shape financially. The reserve fund currently has over \$611,000 invested in Certificates of Deposit (CD) at FDIC insured banks. Interest rates are beginning to rise and we are not investing in any CD's with a maturity greater than 12 months, he added. There will be some major expenditure from the reserve fund in 2005. The lake will be dredged and there are several erosion control and stream bed stabilization projects to be undertaken. These efforts are expected to cost approximately \$206,000.

Committee Reports

Architectural Control Committee (ACC): Mary Lee, chairperson, gave a brief overview of the ACC process. She said ACC meets as required and turn around time between application and decision is usually very quick.

Tree Committee: Laura Pierron, chairperson, introduced herself. The Tree Committee is the newest NMC committee and was formed by the Board to help preserve, protect and maintain trees throughout the community.

Landscape Committee: Helen Wolfe, chairperson, gave a brief overview of the landscape Committee's mission. The Committee meets monthly and acts in an advisory capacity for landscape related issues that come before the Board. They also identify areas in the community that need improvement and present proposed solutions to the board.

Property Enhancement Committee: Richard Berman, chairman, told the meeting that a community clean-up is scheduled for Saturday, April 16th, 8:30 a.m. at the clubhouse. The effort will concentrate on the wooded area behind the clubhouse and adjacent to the walk path.

Election of Directors

Steve announced the results of the Board election. There were four candidates running for three vacant positions. Margaret Chao, Ernie Culman and Alexandra Manolatos were elected to a three-year term. Steve thanked all the candidates that came forward.

Guest Speaker

Stewart McKenzie, a NMC resident, has been active with the Landscape Committee. His background and expertise in Landscape Architecture, Urban Planning and various environmental disciplines have been an asset to the Board and the Committee. Stewart presented two lake improvement plans to the Board and membership. Also present to answer questions was Chris Choppin of EQR, the dredging contractor. Those plans would reduce the estimated cost of the lake dredging and esthetically improve the appearance of the concrete retaining wall that makes up part of the lake shore. His first plan was to form a marsh fringe around part of the lake bank and along part of the lake concrete retaining wall. The dredging

contractor would form an underwater wall of bio-degradable “bio” logs approximately 6 inches below the water level and 15 to 20 feet from the bank. The contractor would fill the area between the logs and the shoreline with material removed during the dredging operation. Aquatic vegetation would then be planted in this area. Under this proposal, New Mark could save approximately \$94,000 in dredging cost. The second proposal would be to power wash and then stain the concrete walls that make up part of the lake shoreline. After cleaning, the stain would cover the discoloration on the walls and present a more esthetically pleasing view across the lake, Stewart explained.

Questions and Open Discussion

There were a number of questions and concerns raised:

Sally Guardia, 100 NME, mentioned that trash currently gathers in the corner of the lake near her home. Would this proposal create a greater trap for trash? Stewart said there should be a channeling effect created by the fringe that should keep the water moving. We can't stop floating debris from entering the lake but it should not be a greater issue than it is currently.

Ira Guzi, 148 NME, asked if there would be an increase in the mosquito population. The water in the fringe area would be deep enough to support fish and would not be stagnant. There should not be an increase in mosquitoes, Stewart responded.

Isabel Ellis, 112 NME, asked if there would be a smell associated with the marsh fringe area. because the marsh fringe would not be stagnant, no such odors were anticipated, Stewart stated.

Richard Berman, 172 NME, asked why the marsh fringe could not be extend around the entire lake wall. He also asked whether there are any steps we can take now that would eliminate the need to dredge in the future. The response was that the current marsh fringe design is based on the amount of spoil that would be moved during the dredging process. It was further explained that the lake's watershed has not changed significantly since NMC was built. There will always be sediment runoff settling in the lake, and New Mark was seeking to minimize the amount in the areas we have control over. The stream under the bridge and inflow from the 200-300 block of town homes are the sources of this runoff.

Karen Kullgren, 154 NME, suggested that the darkness of the proposed stain might eliminate the reflection of the homes on the lake surface, and she asked where the fountain would be located. The response was that the fountain would remain in its current location. Additional aerators may be installed in existing areas of poor water movement to increase water flow.

Rich Schmidt, 170 NME, said the cleaning and stain was not in the best interest of the community.

Mike Miller, 5 Bracknell Circle, expressed concerns about the dredging process. Have the necessary permits and all environment impact statement requirements been fulfilled? EQR'S Chris Choppin stated that the necessary permits from Maryland Department of the Environment, Army Corps of Engineers and the City of Rockville would be obtained.

Jeff Bloom asked when the replacement swing on the playground will be installed. Jim said he will have the swing installed by the end of the month.

Door Prizes

Two \$50 gift certificates at local restaurants were given to two lucky attendees.

The meeting was adjourned at 9:50 P.M.

Respectfully submitted by James H. Denny II

**NEW MARK COMMONS HOMES ASSOCIATION, INC.
ANNUAL MEETING
TUESDAY, MARCH 14, 2006**

ATTENDEES: Leona Cole, Abi Kronenberg, Geri Misner, Helen Wolfe, Esther Brenner, Ann Mason, Ira Guzik, Toni & Hans Schierling, Ernie Culman, Anya Hoffman, Billie & Joe Jordan, Dunja Baker, Chris & Bill Holdsworth, Wini Herrmann, Margaret Chao, Jim Mangan, Cathy Berman, Dorie Mangan, Jeff Grandin, Jim Whalen, Madeline & Raj Gupta, Diane Rundell, Alexandra Manolatos, Robert Turner, Corrie & Robert Jaynes, Helen Reed, Geoff Becker, Sally Guardia, Linda Silvers, Mark Wetterhann, Jason Olansky, Annette Morgan, Toni Bailey, Ron Anderson, Jean Hirons, John Hansman, Ron Tipton, Stewart McKenzie, Sherry Stusse, Bill Cruce, Fran Denny, Judy Doctor, June Whaun, Kathy Gall, Margaretha Bull, Arthur Katz, Janet Brown, Lorin Jurvis, Tom Revesz, Ken Misner, Alan Price, Katherine Price and Jim Denny.

The Annual Meeting was called to order by President Joe Jordan at 7:45 P.M.

Proof of notice for the meeting was ascertained. The meeting was announced in the February and March newsletters and posted on the NMC website.

Joe asked members of the Board to introduce themselves.

Upon a motion by Mark Wetterhann and seconded by Bob Jaynes, the minutes of the 2005 Annual Meeting were unanimously approved.

President's Report

Joe introduced the guest speaker for the evening, Dean Melander from the City of Rockville. Joe also introduced Dwyane Jenkins, Neighborhood Services Resource Coordinator assigned to New Mark Commons.

Joe said the past year had been busy and productive for the Board and the community. The lake dredging was last year's major project. The initial proposal sparked much controversy and strong opinions were expressed on both sides of the proposal. The community spent over \$300,000 in dredging the lake and several associated erosion control projects.

A new playground, swing sets and a special resilient ground cover were installed. Dunja Baker was a driving force behind the new playground.

Architectural Control issues continue to be a concern. There have been instances where the Association has had to stop short due to the uncertainty and expense associated with enforcing the Architectural Control Committee (ACC) Guidelines. The Board is preparing a proposed amendment to the Association's Declaration. The proposed amendment states:

"If the Association or any Owner successfully brings an action to correct a violation or otherwise enforce the provisions of these covenants, the Bylaws or any other rules or regulations lawfully approved by the Association, the costs of such action, including legal fees, shall become a binding, personal obligation of the Owner of the Lot committing or responsible for such violation, and such costs shall also be a lien upon the Lot of such Owner, as provided by the Maryland Contract Lien Act."

The next dues invoice will contain a cover letter and a ballot for your consideration. We ask for your support.

The Association has a new attorney. Our former law firm, Chadwick, Washington, et al decided to close their Maryland office. Betty Hileman, the attorney who managed the Bethesda office for Chadwick & Washington, took this opportunity to form her own law firm, Hileman and Associates. Joe, Margaret and Jim met with Betty Hileman and saw no reason to change our legal representation.

The pool is one of our largest budget items. This year we will be spending approximately \$25,000 to refinish the main pool white coat, along with several other repair and replacement items.

There are three candidates for the three open Board seats this year.

An International Dinner is not planned for this spring. After many great years, Raj Gupta stepped down as the Chairman of the Planning Committee. We tried to recruit a new coordinator to no avail.

The Board Cocktail Party was a success. The fall appears to be have a good time of year to get the community together. We will be planning another get together this year. If you have any ideas for social events, please let us know.

We started an email distribution list for the community. Thirty residents have opted to be included on the distribution list. The distribution list was established to notify residents of emergencies or items of concern that directly affect New Mark Commons.

A pilot trash program has been started by the City to test proposed changes to the refuse and recycle collection system. These changes, if implemented, could have an impact to NMC, especially the townhouse areas. The Board will continue to monitor the program and make the City aware of our specific needs.

Treasurers' Report

Jeff Grandin gave the Treasurers Report. He stated that NMC is in sound shape financially. The reserve fund currently has over \$396,000 invested in Certificates of Deposit (CD) at FDIC insured banks. Interest rates are beginning to rise and we are not investing in any CD's with a maturity greater than 12 months. Last year we earned \$14,453 in interest on our reserve fund. The new white plaster coat for the main swimming pool will be our largest single reserve expenditure in 2006 at approximately \$25,000. Extending retaining wall, installing walks, concrete repairs and clubhouse improvements are also being planned.

Committee Reports

Architectural Control Committee (ACC): Joe, as Board liaison to the ACC, gave a brief overview of the ACC process in Mary Lees' absence. The ACC received ninety six applications. Seventy were approved. Six were amended and then approved. Nine were denied and not resubmitted or appealed.

Pool Committee: Dunja Baker, chairperson, gave a brief recap of the past pool season and plans for improvement to the pool deck and shower area for the coming year. There is a meeting of the Pool Committee this coming Thursday, March 16th at 8:00 p.m. at the clubhouse. All are welcome to attend.

Tree Committee: Linda Huntington, chairperson, introduced herself. The Tree Committee is the newest NMC committee and was formed by the Board to help preserve, protect and maintain trees throughout the community.

Election of Directors

Joe announced the results of the Board election. There were three candidates running for three vacant positions. Dunja Baker, Tom Revesz and Joe Jordan were elected to three-year terms.

Guest Speaker

Dean Melander from the City of Rockville Planning staff gave a presentation on the comprehensive zoning revision currently underway and also a Town Center update. Zoning affects all areas of the City: residential, commercial and office. Examples of Zoning controls on a residential property are: where fences can be placed, house roof lines, can a swimming pool be installed, size of a proposed home or garage.

Zoning can regulate the types of buildings and the kinds of use allowable in high access areas of the City. Examples would be the new Town Center and the Rockville Pike corridor. Some examples of zoning regulations are: how high a building can be, types of landscaping, different uses for street level and upper floors of a building and adequate parking.

Dean mentioned the current Rockville Reports contain a nice map and update on the retailers that are planning to come to Town Center. There are 644 condominiums under construction in the project. The new regional Library and Arts building are the cornerstone of the project. There will be approximately 1,000 parking spaces available for use in the Town Center area. It is planned to be 90% completed by March of 2007 and completed by May of 2007.

Questions and Open Discussion

There were a number of questions and concerns raised:

Hans Schierling, 2 Cumbernauld Court asked how long a resident could keep a car parked on the street in front of their home. Dean said that would be a code enforcement or police matter, not a zoning issue. Also, is Rockville subject to Montgomery County zoning regulations? The answer is no.

Stewart McKenzie, 24 Welwyn Way asked if there was going to be free parking for library patrons. Dean said it was undecided at this time.

Margaretha Bull, 294 NME stated she would not like to see any commercial development in our community. The proposed changes to the zoning regulations do not want to change the characteristics of an established neighborhood.

Ernie Culman, 222 NME asked what grocery store will be coming to Town Center. Dean did not know at this time.

Madeline Gupta, 5 Cumbernauld Court asked what percentage of the Town Center development could be considered "green". There appears to be very little park area in the plan. Is there a larger park planned in future downtown development? Dean said a park was planned for the area north of Beale Avenue.

Ken Misner, 1 Letchworth Circle mentioned that Rockville Pike is currently composed of one to two story building. Are there any plans to protect that style of architecture? The City is starting a Rockville Pike corridor review to begin shortly. Ken also complained about residents who do not pick up after their pets. Dwayne mentioned it is a City regulation for dog owners to pick up after their pets. If it persists, call Neighborhood Services Animal Control and ask them to intervene.

Winnie Herrmann, 504 NME expressed concerns about the "Mac mansions" that are being built in parts of the City. Dean said that is one of the areas under review. It may be possible to put a maximum development area on specific lots.

Sally Guardia, 100 NME asked about the Pilot Trash program currently underway in the City. Joe mentioned it is scheduled to be a nine month pilot. Dwayne said the City is asking the the home owner associations for copies of their governing documents. The City is reviewing them to determine if there are any restrictions on the size or storage location of trash receptacles. Joe mentioned the Board will be following the Trash Pilot and talking with the City.

Door Prizes

Two \$50 gift certificates at local restaurants were given to two lucky attendees.

Jim thanked the three outgoing Board members Geoff Becker, Jeff Grandin and Joe Jordan for there years of service to the community and presented them each with s \$50 gift certificate to a local restaurant.

Respectfully submitted by James H. Denny II

**NEW MARK COMMONS HOMES ASSOCIATION, INC.
ANNUAL MEETING
TUESDAY, MARCH 20, 2007**

ATTENDEES: Gene Silverman, Jon Bernheimer, Nan and Jim Whalen, Margaret Chao, Rita Molyneaux, Geri and Ken Misner, Ken Sandin, Nancy Wood, Joe Jordan, Roger Zions, Dunja Baker, Jean Rawson, Lori Nicely, Maria Broadbent, Ann Mason, Susie Chi, Irene Burns, Cathy Berman, Diane Rundell, Wini Herrimann, Lilian Rosenbaum, Fran Denny, Norman Doctor, Christine Holdsworth, Irwin Brodsky, Ernie Culman, Raj Gupta, Ann Turner, Helen Wolfe, Mary Lee, mark Fow, Chris Durso, Bette Goldman, Dave Berthiaume, Stewart McKenzie, Ira Guzik, June Whaun, Jean Hurons, John Hansman, Maureen Mahfoudi, Toni and Hans Schierling, Rick and Linda Schmidt, Geoff Becker, Mincy Neil, Victor Schneider, Dorie Mangan, Linda Huntington, Margaretha Bull, Meghan Matulka, Judy Doctor and Jim Denny.

The Annual Meeting was called to order by President Joe Jordan at 7:45 P.M.

Proof of notice for the meeting was ascertained. The meeting was announced in the February and March newsletters and posted on the NMC website.

Joe asked members of the Board to introduce themselves.

Joe introduced Maria Broadbent, City of Rockville Neighborhood Service Coordinator, who is the City representative to the New Mark community. Maria explained her role as liaison between several home owners' association and the City.

Upon a motion by Toni Schierling and seconded by Gene Silverman, the minutes of the 2006 Annual Meeting were unanimously approved.

President's Report

Joe said the past year had been busy and productive for the Board and promises to be the same for 2007. The proposed change to the Association's Declaration of Covenants were voted on and approved by the community. The Association can now recover legal fees if it prevails in an action to enforce the covenants, Bylaws or any other rules or regulations.

The City has started removing thirty Bradford pear trees along the Esplanade. This was a preventive measure by City. The City forester and horticulturist have met with several members of the Board along with the Linda Huntington, chairperson of the Tree Committee and Helen Wolfe, Chair person of the Landscape Committee to identify a suitable replacement tree. The Royal White Redbud was selected. The City has agreed to plant the new trees this spring.

A new aerator system for the lake has been ordered and should be installed later this spring. This should help to reduce the algae and unwanted plant growth in the lake.

A broadcast email system was set up for the community. We asked resident to "opt in" to be included in the broadcast and to date fifty one households have asked to be included.

The Board of Director's Open House held in October was a success. Unfortunately, there was not any interest in having an International Dinner last year. If anyone would like to volunteer and assume the coordinators role, please call Jim, Joe or Raj Gupta.

2007 marks the 40th Anniversary of New Mark Commons. Joe asked Margaret Chao to say a few words about the coming celebration. Margaret said October is being considered for the celebration to be held in the clubhouse. It is planned to be a family vent. She is looking for volunteers to help with the plans and if anyone has any early articles, pictures or memorabilia they would be will to loan us for the event, it would be greatly appreciated. We are thinking of an international theme, celebrating NMC ethnic diversity.

Joe announced that Ruth Brenner and Margaret Chao will share the responsibility for managing the NMC swim team this year.

Joe said we are undertaking several large capital improvement projects this year. Lori Nicely has been a driving force on many of these projects. They are: new clubhouse windows, new fencing for the basketball and tennis courts and a new pool fence. We will investigate air conditioning for the clubhouse meeting room. There are several erosion control project being studied.

Joe reminded everyone the Community Clean Up is scheduled for March 24, 2007.

Joe remarked there are several City issues: the proposed changes to refuse and recycling collections, Larry Giammo's decision not run for reelection that spurred several current council members to consider a run for mayor.

Joe mentioned that the monthly Board meetings held the first Thursday of each month are open to all residents and urged those interested to attend.

There are three candidates running for the two open Board seat this year.

Treasurers' Report

Margaret Chao gave the Treasurers Report. She stated that NMC is in sound shape financially. The reserve fund currently has over \$404,000 invested in Certificates of Deposit (CD) at FDIC insured banks. We are not investing in any CD's with a maturity greater than 12 months. Last year we earned \$14,242 in interest on our reserve fund. The new fencing, clubhouse air conditioning and clubhouse windows will be our larger reserve expenditures in 2007 at approximately \$97,000. Storm water control, concrete repairs and clubhouse improvements are also being planned.

Committee Reports

Lake Committee: Cathy Berman mentioned the algae blooms experience last year. Hopefully, the new aeration system will help prevent or reduce severity of algae blooms.

Pool Committee: Nancy Wood, chairperson, gave a brief recap of the past pool season and plans for improvement to the pool for the coming year. There is a meeting of the Pool Committee in April and all are welcome to attend.

Architectural Control Committee (ACC): Mary Lee, chairperson, gave a brief overview of the ACC process. The ACC received one hundred and eighteen applications. One hundred and five were approved and thirteen were denied.

Landscape Committee: Helen Wolfe, chairperson, had several topics to discuss. They were: plantings along the lake to stabilize the bank; working on a comprehensive master plan for all the common areas of the community; and guidelines for a commemorative garden. Rita Molyneaux asked if it was time to replace the white pine trees behind 200 to 228 NME.

Tree Committee: Linda Huntington, chairperson, gave an update of the process used to select the trees to replace the Bradford Pear trees along the Esplanade. She mentioned working with the City representative, Rob Orndorff and Wayne Noll, was a positive experience and they were very helpful and willing to work with the community.

Election of Directors

Joe announced the results of the Board election. There were three candidates running for two vacant positions. John Brown and Lori Nicely were elected to a three-year term.

Questions and Open Discussion

There were a number of questions and concerns raised:

Ken Misner asked if we knew how many new residents had moved into the community over the last year. Jim estimated a little less than 10% of the homes changed owners over the last couple of years. Ken Misner is concerned about residents who do not pick up after their pets.

Hans Schierling had several questions: Can an additional step be added to the pool ladder in the shallow end of the pool? Would it be possible to use solar heat at the pool? Is there anything the community can do about unsightly property? Maria Broadbent mentioned there are City rules and regulations that can be enforced by the Neighbor Service Code Enforcement Officers. She will speak with Debby Scott, the officer assigned to NMC, if there are specific properties we would like the City to investigate. There is little that can be done to mandate landscaping improvements on private residents.

Wini Herrimann mentioned the community should advise residents that dumping landscaping debris, grasses and branches on common property is illegal.

Bob Turner noticed that a number of the old railroad tie borders and steps have deteriorated and should be replaced.

Mincy Neil mentioned she is available to help residents appeal their property assessments. She also suggested lighting be placed near the playground to discourage people from hanging around the area at night.

Door Prizes

Two \$50 gift certificates at local restaurants were given to two lucky attendees, Rich Schmidt and Ann Turner.

Respectfully submitted by James H. Denny II

**NEW MARK COMMONS HOMES ASSOCIATION, INC.
ANNUAL MEETING
TUESDAY, MARCH 18, 2008**

ATTENDEES: Joe Jordan, John Brown, Roger Zions, Ira Guzik, Nancy Wood, Geri Misner, Irene Grossman, Nicholas Grossman, Ann Mason, Susie Chi, Paul Giguere, Rose Krasnow, Margaret Chao, Lori Nicely, Barbara Cano, Fran Denny, Steve Bernstein, Patricia Dufour, Richard Gigax, Jim Whalen, Ernest Culman, Linda Huntington, Linda Silversmith, Helen Wolfe, John Hansman, Mark Fow, Mary Lee, Aline Cabal, John Del Vecehio, Christine Holdsworth, June Whaun, Linda Kenyon, Rich Schmidt, David Berthiaume, Geoff Becker, Jeanne Durso, Mike Rabkin, Max Bliss, Judy Doctor, Helen Coker, Ryan Tso-An Yu, Margaretha Bull, Dorie Mangan, Rita Molyneaux, Robert Turner, Ken Misner, Wini Herrmann and Jim Denny.

The Annual Meeting was called to order by President Joe Jordan at 7:45 P.M.

Proof of notice for the meeting was ascertained. The meeting was announced in the February and March newsletters and posted on the NMC website.

Joe asked members of the Board to introduce themselves. He also introduced Rockville's former Mayor and former NMC administrator, Rose Krasnow.

Upon a motion by Geoff Becker and seconded by Rose Krasnow, the minutes of the 2007 Annual Meeting were unanimously approved.

President's Report

Joe said the past year had been busy and productive for the Board and promises to be the same for 2008.

The City will continue planting the new Royal White Redbud trees this spring to replace the Bradford Pear trees removed over the winter.

The NMC Garden Club was very busy last year. They put together a landscape plan for the area around the pool adjacent to the new pool fence. The Board approved the plan and several representatives of the Garden Club supervised the planning. They replanted the large planters on the pool deck prior to the pool opening. They also planned and hosted a well attended community bulb planting last November at the pool. A special thanks to Ellen Stein, Patricia Polster and Hans Schierling.

We were disappointed in the lake water quality last year. The severe drought did not help the situation. This year we are soliciting bids from several contractors to keep the lake clear of algae and other unwanted aquatic growth.

There were a number of capital improvements made throughout the community last year. Joe mentioned Lori Nicely was the driving force behind several of the major improvements:

- New fencing for the tennis and basketball courts
- New pool fence
- New windows for the clubhouse
- Air conditioning was installed in the clubhouse.
- Several erosion control, lighting and concrete projects throughout the community.

We plan on updating the website this year and possibly adding the newsletter to the site. We are also considering changing the frequency from 10 issues to 6 issues per year.

There are several City items mentioned that will have an impact to NMC residents. The City plans to change refuse and recycling to once a week. They also plan to increase water and sewer bills to support infrastructure repairs.

Joe thanked Margaret Chao for her outstanding job of organizing and running the NMC 40th Anniversary celebration. The event was held in air conditioned comfort at the clubhouse on August 25th. Without the addition of air conditioning this year, it would not have been possible to have the event at that time of the year.

The Board of Director's Open House, held in October was a success.

Unfortunately, there has not any interest in reviving the International Dinner event. If anyone would like to volunteer and assume the coordinators role, please call Jim, Joe or Raj Gupta.

There are three candidates running for the two open Board seat this year.

Treasurers' Report

Lori Nicely gave the Treasurers Report. She stated that NMC is in sound shape financially. The reserve fund currently has over \$362,000 invested in Certificates of Deposit (CD) at FDIC insured banks. We are not investing in any CD's with a maturity greater than 12 months. Last year we earned \$16,671 in interest on our reserve fund. The new fencing, clubhouse air conditioning and clubhouse windows will be our larger reserve expenditures in 2007 at approximately \$97,000. Storm water control, concrete repairs and clubhouse improvements are also being planned.

Committee Reports

Swim Team: Margaret Chao mentioned there are over forty kids on the swim team and they are always looking for new swimmers. This year the team will be swimming in Montgomery County Swim League Division 'O'.

Landscape Committee: Helen Wolfe, chairperson, mentioned several proposed projects. They included plantings on the lake bank and additional plantings in the Memorial Gardens area near the clubhouse.

Tree Committee: Linda Huntington, chairperson, gave a brief overview of the Tree Committee's mission.

Pool Committee: Nancy Wood, chairperson, gave a brief recap of the past pool season and plans for improvement to the pool for the coming year.

Architectural Control Committee (ACC): Mary Lee, chairperson, gave a brief overview of the ACC process. The ACC received eighty applications. Seventy six were approved and four were denied. A majority of the applications were for replacement windows.

Election of Directors

Joe announced the results of the Board election. There were four candidates running for

three vacant positions. Margaret Chao, John Hansman and Alex Manolatos were elected to a three-year term.

Questions and Open Discussion

There were a number of questions and issues discussed:

Ken Misner asked if any of the volunteer committee were in need of new members.

The question was asked if we should consider reinstating the Neighborhood Watch program. Jim mentioned the question was raised in several issues of the NMC newsletters over the last couple of years but there has been very little interest expressed by the community at large.

Linda Silversmith brought up several items for the Board's consideration: Will a new sun shade be installed at the pool this year? Are floating islands a possibility for the lake? Are we using compact fluorescent lights throughout the community? She mentioned we should go remind our landscape contractor on proper mulch techniques and explore mulching leaves versus collecting them.

Barbara Cano asked if it would be possible to get a water fountain for dogs installed in the community.

Linda Huntington mentioned there were several downed trees in the woods near the NMC front entrance that should be removed.

Geri Misner requested that we investigate having a stop sign installed at the corner of NME and Tegner Way.

Nancy Wood asked if we could not use as much of the blue tint lake dye. It takes on an unnatural appearance. The black dye is more preferable.

Helen Coker asked if there was anything we could do about the mosquitoes in the community.

Margaretha Bull asked that residents refrain from double parking in front of their homes and parking around the circles in the townhouse cul-de-sacs.

Ernie Culman requested per owners be considerate of their neighbors and pick up after their pets.

Roger Zions mentioned there was a handrail on the steps in front of 816 NME that needed repair.

Rich Schmidt asked if power cleaning the concrete wall around the lake was being considered this year.

Richard Gigax asked if it was possible to have the Ride On bus stop on the east side of Maryland Avenue near the entrance of NMC moved to a more pedestrian friendly location. There is very little space between the curb and the woods where the current stop is located.

.

Door Prizes

Two \$50 gift certificates at local restaurants were given to two lucky attendees.

**NEW MARK COMMONS HOMES ASSOCIATION, INC.
ANNUAL MEETING
TUESDAY, MARCH 18, 2009**

ATTENDEES: Joe Jordan, John Brown, Dunja Baker, Terrye Gamage, Nick Grossman, Rocio Estrada, Diane Rundell, Chris Durso, Nancy Wood, Jean Rawson, Fran Denny, Paul Giguere, Barbara Cano, Margaret Chao, Anya Hoffman, Ernest Culman, Irene Grossman, Victor Schneider, Stacy and Mike Rabkin, Ken and Geri Misner, Kathleen Flynn, Magnus Turesson, Wini Herrmann, John Hansman, Helen Wolfe, Elyse Bernstein, Linda Silversmith, Linda Huntington, Tso-An Yu, Lori nicely, Brent Gulick, Herbert and Dorothy Robinson, John O'Neal, June Whaun, Madeline Gupta, Linda Kenyon, Rich Schmidt, Christine Holdsworth, Jim Pickel, Gene Silverman, Hilde Stempel, Dan Barresi, Carla Barresi, Mincy Neil, Jason Olasky, John Del Vecchio, Ira Guzik, Laura Berthiaume, Irene Burns, Alan Tolerton, Sherry Stusse, Bill Cruce, Arthur Katz, Sima Osdoby, Kathleen Moran, Rita Molyneaux, Susan Leventhal, Aline Cabal, Margaretha Bull, Dorie Mangan and Jim Denny.

The Annual Meeting was called to order by President Joe Jordan at 7:45 P.M.

Proof of notice for the meeting was ascertained. The meeting was announced in the February and March newsletters and posted on the NMC website.

Joe asked members of the board to introduce themselves.

Joe asked the candidates for the board to introduce themselves.

Joe introduced our guest speaker, Rockville's Chief of Police, Terry Treschuk and our Neighborhood Resources Coordinator from the City of Rockville, Rocio Estrada.

Upon a motion by Gene Silverman and seconded by Nick Grossman, the minutes of the 2008 Annual Meeting were unanimously approved.

President's Report

Joe said the past year had been busy and productive for the Board and promises to be the same for 2009.

Linda Huntington and Stewart McKenzie started developing a tree replacement plan for the community last February. They presented their proposals to the Board which approved the plans. There were two planting events. Stolburg Landscaping Inc. planted 42 trees and bushes in locations throughout our commons areas. Stewart submitted a grant application to the State of Maryland requesting funds for a community sponsored tree planting event. He was successful and we received a \$1,500 grant from the State to purchase trees and shrubs through the Maryland TreeMendous program. On November 1, 2008, approximately thirty five residents met at the clubhouse for a tree planting party. By 1:00 p.m. over fifty trees and bushes were planted.

Last spring the City of Rockville replaced more of the Bradford Pear trees along New Mark Esplanade with Royal White Redbud trees.

A number of capital improvements were made throughout the community last year.

- Rebuilt the lake bridge and the hand railings are now up to code.
- Installed a new lake fountain.
- Power washed the concrete lake walls.
- Rebuilt the side deck at the clubhouse.
- Rebuilt the brick retain walls and demolished the brick tower at the clubhouse.
- Added a new black steel fence around the eating area at the pool.
- Installed new concrete steps and entrance to the clubhouse.
- Added a new sun shade over the wading area of the main swimming pool.
- Seal coated the 200-300 block parking lots and repaired several storm water drains.

The Board hired reserve Advisors Inc. to update the reserve study done in 2002. They identified 2015 and 2025 as threshold points due to lake dredging requirements. They also noted the town house parking lots will need to be resurfaced over the next several years.

Our new website is almost ready to be unveiled. It will have a 'resident only' section and archive old newsletters.

The Board of Director's Open House held in October was a success.

There are several capital improvements being considered for 2009.

- New front doors for the clubhouse.
- Repair and overlay the bike path.
- Replace the clubhouse furnace and hot water heater.
- Miscellaneous concrete repair.

Joe thanked Barbara Quinn for her work on the New Mark newsletter.

Lori mentioned New Mark Commons received some favorable press in an article in the Washington Post's At Home magazine.

Treasurers' Report

Lori Nicely gave the Treasurers Report. She stated that NMC is in sound shape financially. The reserve fund currently has over \$369,000 invested in Certificates of Deposit (CD) at FDIC insured banks. We are not investing in any CD's with a maturity greater than 12 months. Last year we earned \$13,706 in interest on our reserve fund. Fifteen residents have not paid their HOA dues.

Guest Speaker

Terry Treschuk, Rockville Chief of Police was our guest speaker.

Committee Reports

Swim Team: Margaret Chao mentioned there are over fifty kids on the team and they are always looking for new swimmers.

Landscape Committee: Helen Wolfe, chairperson, mentioned several proposed projects which included plantings on the lake bank and additional plantings in the Memorial Gardens area near the clubhouse.

Tree Committee: Linda Huntington, chairperson, gave a brief overview of the Tree Committee's mission.

Pool Committee: Nancy Wood, chairperson, gave a brief recap of the past pool season and plans for improvement to the pool for the coming year.

Election of Directors

Joe announced the results of the Board election. There were four candidates running for two vacant positions. Dunja Baker and Dan Barresi were elected to a three-year term.

Questions and Open Discussion

There were several issues and questions discussed:

Arthur Katz mentioned there is a deer problem in New Mark and his wife Sima Osdoby would be willing to chair a Deer Committee.

Margaretha Bull mention residents should not feed the geese around the lake. We should erect "Do Not Feed the Geese" signs.

There was discussion on how to collect outstanding dues. Several ideas mentioned were: publish the names in the newsletter, report failure to pay to the major credit bureaus and limit access to community facilities. Joe mentioned we will consult with the Associations' attorney to find the most cost effective way to collect past due accounts.

Margaret Chao thanked Joe Jordan for his years of service to the community and presented him with a gift certificate to a local restaurant.

Door Prizes

The door prizes were two \$50 gift certificates at local restaurants. John Hansman and Kathleen Moran were the lucky winners.