

RESIDENT MANAGEMENT COMMITTEE

Meeting of April 30, 1972 in the Clubhouse

1. Meeting called to order by President Grenning at 11:50 a.m.

2. Attendance:

Grenning	Holland
Lamb	West
Chaffee	Stone
Kalin	

3. Secretary's report of April 16 meeting was accepted.

4. Treasurer reported \$15,000 in dues collected to date.

5. Committee Reports:

All committee reports were delivered verbally; Grenning requested that future reports be in writing.

6. Old Business:

Intersection Issue -- West moved that letter and petition to Rockville Planning Commission be sent within two days. Approved unanimously.

Resident Management Committee Meetings -- It was agreed that regular meetings would be held at 8 p.m. on the second Wednesday of every month in the Clubhouse. However, the May meeting will be Thursday, May 11.

Administrative Assistant Role -- Purchase/payment procedure guide approved; agreed that all PR-related items must be cleared by Secretary prior to distribution -- Secretary to prepare guidelines for approval at next meeting; selection of a new printer was authorized.

Clubhouse Security -- Decision on security bids deferred to next meeting; agreed to proceed on replacing Clubhouse locks.

Requested recommendations on playground equipment for clubhouse and pool area by next meeting.

Kalin to report on \$3100 owed by Bennett at next meeting.

Overdue Dues Payments -- Lamb reported he representing Holland in suit against Zuckerman as a test case; Kalin to check record of 1972 dues payments and report at next meeting.

April 30 Meeting - 2

Stone reported insurance and bonding situation A-OK.

7. Current Business:

Lamb and Kalin to report on back dues at next meeting.

Committee voted unanimously to reject the Montessori School proposal diplomatically due to zoning problems.

It was agreed that the next newsletter should be published just prior to the pool opening and the contents should be discussed at the next meeting.

It was agreed that the chairman of the Clubhouse and Pool Committee should be invited to attend the next meeting to report on pool plans for the coming season.

It was agreed that the social activities chairman would report on plans for the year at the next meeting.

A proposal that planters be purchased and placed about the community was referred to the Environment Committee for recommendations at the next meeting.

A proposal that a cocktail lounge be established at the clubhouse was referred to the Clubhouse and Pool Committee for recommendations at the next meeting.

It was voted 5-1 that committee chairmen be invited to attend RMC meetings only as needed.

It was agreed that a report of the previous meeting and the agenda for the next meeting be distributed to RMC members 24 hours in advance of each meeting.

Issues relating to safety at the lake were referred to the Environment Committee for recommendations at the next meeting.

The issue of trespassers at the lake was referred to the Environment Committee for recommendations at the next meeting; RMC concensus was to prosecute flagrant violators.

8. Meeting adjourned at 3:30 p.m.

RESIDENT MANAGEMENT COMMITTEE

Meeting of May 11, 1972 in the Clubhouse

1. Meeting called to order by President Grenning at 8:05 p.m.

2. Attendance:

Grenning	Holland
Lamb	Stone
Chaffee	Seeko
Kalin	

3. Secretary's report of April 30 meeting was accepted.

4. Treasurer reported cash flow balance in excess of \$30,000.

5. Committee Reports:

Most committee reports were delivered verbally. A few were submitted in writing as President Grenning had requested.

6. Old Business:

Clubhouse Security -- Representative of Beltway Alarm Services presented a proposal for Clubhouse security which was accepted unanimously. Grounds and Maintenance Committee was directed to proceed as quickly as possible.

Clubhouse Operations -- It was agreed the Administrative Assistant would be responsible for maintaining the Clubhouse calendar, providing keys for Clubhouse events, and arranging for cleanup crews.

Back Dues -- It was reported that there are 75-80 community residents who have not paid their 1972 membership dues to the Homes Association. Followup notices have been sent and a reminder was printed in the newsletter.

Developer Defects -- E.J. Bennett owes the Homes Association \$3,100 which the Treasurer is negotiating. An ad hoc committee of President Grenning, King-Shaw, Henley, and Culp was formed to negotiate with Mr. Bennett on community defects such as the condition of the lake.

Social Activities -- Seeko promised to submit a written committee report, with social activities plan for the year. It was agreed that adult social activities should aim to at least break even financially.

May 11 Meeting - 2

Secretary reported on contents of forthcoming newsletter and indicated additional issues would be published every other month beginning in June.

7. Current Business:

Pool Plans -- The chairman of the Clubhouse and Pool Committee reported in detail on plans for the 1972 pool season; ad hoc committee of Battley, Manclark, Kalin, and Stone formed to check liability coverage; it was agreed to invite the Park Street sixth grade to have its end-of-the-year party at the pool on June 13; experimental happy hours for the entire community were agreed upon.

8. New Business:

Environmental Problems -- Three issues were referred to the Environment Committee for action: missing manhole covers, trash receptacles, and the dam end of the lake.

Briarglen Path -- Foreign Policy Committee authorized to gain City cooperation in getting developer to provide pathway from Briarglen to Monument Park as per the master plan. The vote was 6-0 with one abstention.

Holland agreed to provide refreshments for the next meeting scheduled for 8 p.m., Wednesday, June 14, in the Clubhouse.

RESIDENT MANAGEMENT COMMITTEE

AGENDA -- May 11, 1972 in the Clubhouse at 8 p.m.

1. Call to Order -- Grenning
2. Secretary's Report -- Chaffee
3. Treasurer's Report -- Kalin
4. Committee Reports: (To be submitted in writing)

- Townhouses -- Stone
- Grounds and Maintenance -- Holland
- Environment -- Holland
- Clubhouse and Pool -- West
- Activities -- Seeko
- Tennis -- Seeko
- Architectural Control -- Grenning
- Political Procedure -- Grenning
- Capital Improvements -- Kalin
- Foreign Policy -- Lamb

5. Old Business:

- Clubhouse Security -- Holland and Grenning
- Clubhouse Operations -- Grenning
- Back Dues Status -- Lamb and Kalin
- Bennett's \$3100 -- Kalin
- Lake Safety, Trespassers, and Vandalism -- Holland
- Planters -- Holland
- Social Activities -- Seeko
 - Adult Activities Plan for Year
 - Children and Youth Activities Plan
 - Activities Financing
- Newsletter - Chaffee
- PR Procedures Memo -- Chaffee
- Updating Directory -- Chaffee

6. Current Business:

- Pool and Clubhouse Issues -- West (with Manclark)
 - Clubhouse and Fence Painting
 - Pool Rules and Regulations
 - Pool Season Schedule
 - Pool and Activities Liability Coverage
 - Participation Eligibility
 - Temporary Members
 - Cocktail Lounge
 - Playground Equipment

AGENDA - May 11

7. New Business:

Missing Manhole Covers -- Grenning
Trash Recepticles -- Grenning
Problems at Dam End of Lake -- Grenning
Briarglen Path to Monument Park -- Holland and Lamb
Refreshments for Next Meeting . . . Wednesday, June 14
at 8 p.m. in the Clubhouse

8. Adjournment

NOTES:

- The Chairman of the Clubhouse and Pool Committee has been invited to attend.
- The Vice President is responsible for refreshments.
- A representative of Beltway Alarm Services will address the Committee. Copies of both the Beltway ADT security bids are attached.

RESIDENT MANAGEMENT COMMITTEE

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Chaffee	Seeko
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Developer Defects -- E.J. Bennett owes the Homes Association \$3,100 which the Treasurer is negotiating. An ad hoc committee of President Grenning, King-Shaw, Henley, and Culp was formed to negotiate with Mr. Bennett on community defects such as the condition of the lake.

Social Activities -- Seeko promised to submit a written committee report, with social activities plan for the year. It was agreed that adult social activities should aim to at least break even financially.

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7. Current Business:

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Holland agreed to provide refreshments for the next meeting scheduled for 8 p.m., Wednesday, June 14, in the Clubhouse.

RESIDENT MANAGEMENT COMMITTEE

AGENDA -- June 14, 1972 in the Clubhouse at 8 p.m.

1. Call to Order -- Grenning
2. Secretary's Report -- Chaffee
3. Treasurer's Report -- Kalin
4. Committee Reports: (To be submitted in writing)

Townhouses -- Stone
Grounds and Maintenance -- Holland
Environment -- Holland
Clubhouse and Pool -- West
Activities -- Seeko
Tennis -- Seeko
Architectural Control -- Grenning
Political Procedure -- Grenning
Capital Improvements -- Kalin
Foreign Policy -- Lamb

Ad Hoc Committees:

Liability Coverage -- Kalin
Bennett Defects -- Grenning

5. Old Business:

Back Dues Status -- Lamb and Kalin
Capital Improvements Plan -- Kalin
Townhouse-Community Maintenance Jurisdiction -- Holland
Bill Payment Problems -- Kalin

6. Current Business:

The Lake -- Grenning and Stone
Social Activities Plan -- Seeko
Broken Water Main -- Stone
CPA, Bonding, etc. -- Kalin
Status of Administrative Assistant -- Grenning

7. New Business:

Community Maintenance Problems -- Grenning
Refreshments for Next Meeting -- ?????

8. Adjournment

NOTES: Chairmen of Grounds and Maintenance and Environment Committees have been invited to attend.

RESIDENT MANAGEMENT COMMITTEE

Special Meeting of June 21 in the Clubhouse

1. Meeting called to order by President Grenning at 1:45 p.m.

2. Attendance:

Grenning
Chaffee
Stone
Seeko

Also attending: Environment Committee
Chairman Culp

3. Meeting followed an hour-long session in the morning at the lake to discuss Lake New Mark problems. RMC members present during the morning session included, in addition to those present at the afternoon RMC meeting, Lamb and Holland. Also present at the morning session: Grounds and Building Maintenance Committee Chairman Hendley; representatives of the Maryland Fish and Game Department, the county soil conservation unit, a city of Rockville building inspector, Developer E.J. Bennett's project manager, and the New Mark construction superintendent. Morning session consisted of a tour of the lake to discuss possible solutions to a host of problems.

4. The following agreements were reached:

(a) Culp will obtain time and cost estimates on alternatives to solving the problem of the creek that flows into the lake near the bridge. Among those suggested: an open stream with either a gravel or concrete bed; a closed culvert with or without a waterfall at the mouth; a closed culvert emptying underwater well beyond the bridge; an open bed with a series of small waterfalls. Also discussed was the possibility of using the filled area over a closed culvert as a lakeside picnic area.

(b) Culp and Seeko to take soundings of the lake bottom to help determine if partial or full dredging necessary.

(c) Culp to check on feasibility and cost of drilling one or more fresh water wells in lake bed.

(d) Hendley to obtain cost estimates on fencing for the dam end of the lake.

(e) Hendley and Culp to obtain cost estimates on planting/fencing alternatives for problem areas along lake wall.

5. Meeting adjourned at 3:30 p.m.

Duethorn

RESIDENT MANAGEMENT COMMITTEE

AGENDA -- July 12, 1972 in the Clubhouse at 8 p.m.

1. Call to Order -- Grenning
2. Secretary's Report -- Chaffee
3. Treasurer's Report -- Kalin
4. Committee Reports (To be submitted in writing):

Townhouses -- King-Shaw
Grounds and Maintenance -- Holland
Environment -- Holland
Clubhouse and Pool -- West
Activities -- Seeko
Tennis -- Seeko
Architectural Control -- Grenning
Political Procedure -- Grenning
Capital Improvements -- Kalin
Foreign Policy -- Lamb

20% chairs & table

Ad Hoc Committee on Townhouse-Community Maintenance
Jurisdiction -- King-Shaw

5. Old Business:

Lake New Mark Problems -- Grenning
* Cost and Time Estimates on Creek Flow
* Soundings of Lake Bottom
* Feasibility and Cost of Drilling Fresh Water Well(s)
* Cost Estimates on Fencing at Dam End of Lake
* Cost Estimates on Planting/Fencing Alternatives
Community Maintenance Problems -- Grenning, Chaffee
Capital Improvement Planning -- Kalin

6. Current Business:

New Mark Esplanade Extension Status -- Lamb
Social Activities Plan -- Grenning, Seeko

7. New Business:

Community Project for the Fall -- Grenning
Refreshments for Next Meeting

8. Adjournment

RESIDENT MANAGEMENT COMMITTEE

Meeting of June 14, 1972 in the Clubhouse

1. Meeting called to order by President Grenning at 8:05 p.m.

2. Attendance:

Grenning	Holland
Lamb	Stone
Chaffee	Seeko
Kalin	West

3. Secretary's report of May 11 meeting was accepted.

4. Treasurer reported cash flow balance of \$29,495.83.

5. Committee Reports: Once again, most committee reports were delivered verbally. A few were submitted in writing as requested.

6. Old Business:

Back Dues Status -- Kalin and Lamb reported 21 residents still had not paid 1972 dues. A third notice is to be sent. Plans being formulated to bring suit against four residents who have not paid for a number of years. Test case on Zuckerman dispute to be tried July 26.

Capital Improvement Plan -- discussion deferred until next meeting.

Townhouse-Community Maintenance Jurisdiction -- Ad Hoc Committee of Townhouse chairman, Grounds and Maintenance chairman, and three area representatives formed to develop a proposal to be submitted at next meeting.

7. Current Business:

Administrative Assistant -- Helga Duethorn selected to replace Sioux Battley as RMC Administrative Assistant. Salary: \$150 monthly, plus phone. Hours: 9-5 daily.

Lake New Mark Problems -- Lengthy discussion of various problems resulted in agreement to call a special meeting, inviting a representative of the developer to attend; motion to authorize spending up to \$300 on plantings or fencing for problem areas along the lake wall failed on a tie vote.

Broken Water Main -- Problem in 500-block townhouses referred to Foreign Policy Committee for resolution and report at next meeting.

June 14 Meeting - 2

Social Activities Plan -- Agreed that Grenning and Seeko will meet to develop a plan for the year and report at the next meeting.

Certified Public Accountant and Bonding -- Kalin's motion to hire a CPA to conduct bimonthly audits, prepare tax statements, and an annual report for \$600 annually was passed unanimously.

8. New Business:

Community Maintenance Problems -- Discussion of a variety of problems at community entrance, clubhouse, and along bicycle path. All referred to appropriate committees for action.

Stone agreed to provide refreshments for next meeting.

9. Meeting Adjourned at 11:30 p.m.

Douthorn
228

RESIDENT MANAGEMENT COMMITTEE

AGENDA -- August 9, 1972 in the Clubhouse at 8 p.m.

1. Call to Order -- Grenning
2. Secretary's Report -- Chaffee
3. Treasurer's Report -- Kalin
4. Committee Reports -- To be submitted in writing

In addition to the standing committees, the following ad hoc committees are scheduled to report:

- Assessment Alternatives - Kalin
- Intersection Petition - West

5. Old Business:

- Capital Improvements Survey - Kalin & Grenning
- New Mark Play Group Proposal - West
- Landscape Services Contracting - Grenning
- Tennis Court Rules and Regulations - Seeko
- Administrative Assistant Problems - Chaffee

6. Current Business:

- Lake New Mark Progress Report - Grenning
- Additional Grounds Maintenance Proposals - Grenning

7. New Business:

- Permanent Nonresident Memberships - Grenning
- Refreshments for Next Meeting

8. Adjournment

RESIDENT MANAGEMENT COMMITTEE

Meeting of July 12, 1972 in the Clubhouse

1. Meeting called to order by President Grenning at 8:15 p.m.

2. Attendance:

Grenning	Seeko	A.A. Duethorn
Lamb	King-Shaw	Committee Chairman
Chaffee	West	Hendley
Holland		

3. Secretary's report of June 14 amended and accepted.

4. Treasurer absent; A.A. Duethorn reported balance of approximately \$33,000. Fifteen residents remain unpaid for current year: 10 from Briarglen, 5 from New Mark.

5. President Grenning announced the resignation of Townhouse Committee Chairman Stone and his replacement by King-Shaw.

6. Committee Reports: Few reports delivered in writing as requested.

7. Old Business:

Community Maintenance -- It was agreed that there would be a single grounds maintenance contract next year, covering both townhouses and single family homes. Treasurer Kalin assigned to develop an equitable assessment proposal and deal with Bennett on it. . . . Secretary assigned to draft letter for President's signature on bicycle path between Watchwater and Bentana. . . . Lamb to investigate removal of city traffic and Briarglen signs at community entrance. . . . Lamb agreed to provide plumber to repair drinking fountains at pool and tennis courts.

Lake New Mark Problems -- Seeko reported on soundings of lake bottom; Grenning reported on three alternative solutions to creek flow at bridge, on dredging, and on fish stocking. . . . Grenning announced RMC goal is solution of all lake problems by Christmas. . . . Hendley suggested item in next newsletter on conduct of community children along the lakefront. . . . Voted to authorize expenditure of up to \$1,100 for fencing at four problem areas around the lake.

8. Current Business:

New Mark Esplanade Extension -- Lamb reported current status, said he and Alter to meet with Planning Commission. . . . West assigned to update community petition on issue.

July 12 Meeting - 2

Social Activities Plan -- Seeko and Grenning reported on adult and children activities plans for the year. Average of one event a month is planned for each group. Seeko to prepare guidelines on community activities. . . . It was agreed to invite the chairman of the Tennis Committee to the next RMC meeting to present proposed rules and regulations for use of the community tennis courts.

9. New Business:

Grenning proposed the planting of a screen of hemlocks between the clubhouse parking lot and the Esplanade as a community project for the fall. Referred to the Environment Committee for report and recommendations at the next RMC meeting.

10. West agreed to provide refreshments at next meeting.

11. Meeting adjourned at 11:15 p.m.

RESIDENT MANAGEMENT COMMITTEE

King-Shaw
244

AGENDA -- September 13, 1972 in the Clubhouse at 8 p.m.

1. Call to Order -- Grenning
2. Secretary's Report -- Chaffee
3. Treasurer's Report -- Kalin
4. Committee Reports -- To be submitted in writing

In addition to the standing committees, the ad hoc committee on community maintenance is scheduled to report -- West

5. Old Business:

- New RMC Meeting Procedures -- Grenning/Chaffee
- Bennett Deficit Items -- Holland
- Capital Improvements -- Grenning/King-Shaw
- Lake Renovation Schedule -- Grenning/Holland *carry over*
- Handiman Proposal -- Grenning
- ~~New Mark Lighting~~ -- Grenning/Lamb
- ~~Esplanade-Monroe Street Intersection~~ -- Lamb
- ~~Clubhouse Zoning Variance~~ -- Lamb
- Back Dues -- Kalin/Lamb
- Tennis Court Rules and Regulations -- Seeko

ENCLOSING INVENTURY

6. Current Business:

- POOL - MANGARK*
- RMC Organization Committee -- Grenning
- Game Night -- Grenning/Seeko

7. New Business:

- Permanent Nonresident Memberships -- Grenning *take 371 pers.*
- Education Committee -- Chaffee
- Rod and Gun Club -- Grenning
- Refreshments for Next Meeting

8. Adjournment

NOTE: Seeko responsible for refreshments

37

850. - 7 ft *Ywb.* pieces *Dunn's*

1400. - *calling sumac*

suggests 30 party 4 a piece 120.

500.-

RESIDENT MANAGEMENT COMMITTEE

Meeting of August 9, 1972 in the Clubhouse

1. Meeting called to order by Vice President Lamb at 8:05 p.m.

2. Attendance:

Lamb	King-Shaw	A.A. Duethorn
Chaffee	Seeko	
Kalin	West	Also: Hendley
Holland		Wilmoth
		Stone

3. Secretary's Report of July 12 meeting accepted.

4. Treasurer's Report to be submitted in writing.

5. Committee Reports -- Once again very few submitted in writing.

6. Old Business:

Community Maintenance -- A lengthy discussion of community maintenance problems focused on three shortcomings in present contracts: lake banking near bridge; strip between Venetian Way and back of Lakeside Overlook homes; and townhouse patio area mowing. Bob Wilmoth was designated as exclusive RMC contact with contractor; Margo Fonoroff for townhouses. An ad hoc committee was formed to look into all aspects of future maintenance arrangements, including relationship between RMC and TMC and equitable assessment proposal. Committee consists of West, chairman; Seeko, King-Shaw, and Lamb.

Capital Improvements -- After discussion of results of capital improvement survey, it was moved that a professional architect be consulted to develop a master plan. Motion that King-Shaw submit proposal at September meeting carried on a 4-3 vote, West, Seeko, and Kalin dissenting.

Play Group Proposal -- West submitted proposal that play group be allowed to use clubhouse two days weekly as a day care-nursery for New Mark children. Extensive discussion revealed clubhouse not currently zoned for such use. Also, some question as to adequacy of present insurance coverage.

August 9 Meeting - 2

West moved that RMC authorize Pool and Clubhouse Committee to make the clubhouse available to the play group in accordance with prepared guidelines and subject to final RMC approval.

Motion passed 3-2, Kalin and Seeko dissenting; King-Shaw and Chaffee abstaining.

As a result, Lamb was authorized to proceed with securing a zoning variance; Kalin to investigate costs of additional insurance coverage. Both to report at September meeting.

Administrative Assistant Problems -- Kalin and Chaffee to meet with Helga Duethorn to develop a job description.

Bennett Defects -- Moved and approved that the President be directed to meet with Bennett, and communicate with him in writing, prior to next RMC meeting.

Lake New Mark and Permanent Nonresident Membership items deferred to next meeting.

Seeko agreed to provide refreshments at next meeting.

7. Meeting adjourned at 11:45 p.m.

RESIDENT MANAGEMENT COMMITTEE

Meeting of August 30, 1972 in the Clubhouse

1. Meeting called to order by President, Ed Grenning, at 8:15 P.M.
2. Attendance: Grenning, Lamb, Holland, Seeks, King-Shaw, West, A.A. Duethorn
3. Secretary's report of August 9, 1972 given orally by Vice President in that Secretary John Chaffer was on vacation. Report approved.
4. Treasurer's Report by Administrative Assistant indicated:

Checking	\$3,124.49
Savings	<u>28,321.22</u>
Total	\$31,445.71
5. Committee Reports:
 - A. Grounds - Chairman is awaiting authorization of initial funds of \$1000.
 - B. Building and Maintenance - No report - Chairman out of town.
 - C. Tennis - No report
 - D. Social Activities - No written report
 - E. Arch. Control - Request to clean up path between Clubhouse and New Mark Esplanade.
 - F. Foreign Policy - Petition in opposition to extension of New Mark Esplanade filed and work stopped.
 - G. Pool and Clubhouse - No report.
 - H. Ad Hoc. - Child Care - Zoning is required and can't be obtained until October or November. Suggested rules and guidelines prepared. Zoning application to be filed.
- 6.(a) Capital Improvements - King-Shaw to contact Mr. Mada regarding preliminary rendering with subsequent meeting with Holland, Kalen and King-Shaw.
- (b) RMC/TMC Responsibilities - Ad Hoc committee to study problem composed of Lamb/King-Shaw/Seeks and West.
- (c) Adm. Assistant - Motion approved unanimously to set up separate checking account for A.A. with \$100 continuing balance for unusual items with

A.A. signature only. A job description of A.A. job to be prepared. A.A. requested to keep accurate records of time for support of possible salary increase.

(d) Tennis Court Rules - To be considered next meeting.

7. Lake New Mark - consideration passed until next meeting.

Landscaping of Parking Lot - passed for in depth consideration by landscaping Arch.

8. (a) Changes in RMC Procedures - Motion passed with one negative vote to hold RMC meeting every two weeks.

(b) Permanent non resident members - Passed until next meeting.

(c) Refreshments - Provided by King-Shaw.

9. Adjourned.

COMMITTEE REPORT - D.B. LAMB

Foreign Policy '

- (a) Extension of New Mark Esplanade.
All work has been halted awaiting further consideration of Planning Commission. Grading will continue for culdesac pending change. All petitions have been received by City Counsel and Commission.
- (b) Child Care - Zoning application with letter of instruction was mailed to E.J. Bennet. As of Thursda, September 7, 1972 he had received request but had not acted on it. Accordingly it can't be considered by counsel until November.

Mothers desire to use Clubhouse anyway complying with zoning regulations re private use.

- (c) Bennet defect items - The necessary documents were never turned over to me for notice letter.
- (d) Back Dues - Zuckerman has appealed the judgment in Griarglen suit.

Bennet's lawyer is not interested in proceeding with collection of dues. The liens are a matter of record anyway.

STREET LIGHTING ASSESSMENT

Total Cost Including Int.-3yrs. (13 lights at \$200 per light)		2600.00
3 Lights		
Commercial Area	89505 sq.ft Comm. 28879 sq.ft. Res. <u>118384</u> Total	
	89505/11834 == 76¢	456.00
6 Lights		
Common Areas - Lots 13	40745 sq.ft. =21%	252.00
+		
Town Houses 20	33870 sq.ft.=17%	204.00
Town Houses	<u>31863</u> sq.ft.=16%	192.00
	106478	
Residential	87770 sq.ft.	
(across street)	<u>194248</u>	
Residue		
22 lots @ \$68.00 per lot		<u>1496.00</u>
		2600.00

RESIDENT MANAGEMENT COMMITTEE

AGENDA -- October 11 and 25, 1972 in the Clubhouse at 8 p.m.

1. Call to Order
2. Secretary's Report -- Chaffee
3. Treasurer's Report -- Kalin
4. Committee Reports -- To be submitted in writing to the Secretary 24 hours in advance of October 11 meeting.

5. Old Business:

Bennett Defects
Community Maintenance -- Holland and West
Lake Renovation

Back Dues -- Lamb

Capital Improvements -- Kalin

Open Community Meeting -- Chaffee

Permanent Nonresident Members -- Lamb *coming over*

Tennis Rules and Regulations -- Seeko

Administrative Assistant Problems -- Chaffee

6. New Business:

Nonmember Use of Clubhouse -- Chaffee

Welwyn Way-Potomac Valley Road Easement -- Lamb

Newsletter News
Board of Jan. News
Education Committee

Key Site Plans

Look up | *Bennett* ask for the *an* copy of *tester*
of the *account*. *art. I* sect 3.
of the *membership code*

RESIDENT MANAGEMENT COMMITTEE

Meeting of September 13, 1972 at 18 Welwyn Way

1. Meeting called to order at 8:32 p.m. by President Grenning

2. Attendance:

Grenning	Seeko	A.A. Duethorn
Lamb	King-Shaw	
Chaffee	West	
Kalin	Holland	

3. Secretary's Report of August 9 meeting accepted.

4. Seeko moved to dispense with regular order of business, to discuss agenda items in priority order, and to require that committee reports be submitted in writing 24 hours in advance of the first meeting each month. Motion carried on a 5-2 vote.

5. West submitted a written report from the ad hoc maintenance committee and moved that action on recommendations be deferred to the September 27 meeting. Motion carried on a voice vote.

6. Old Business:

The following new RMC procedures were adopted: Meetings the second and fourth Wednesdays of each month with a single monthly agenda and secretary's report 24 hours in advance of the first monthly meeting; all committee reports to be submitted once monthly 24 hours in advance of the first meeting; Secretary to prepare a monthly box score on action items.

Also, it was agreed to schedule an open hearing for the community sometime in the fall, and an ad hoc committee headed by Chaffee and Conrad Horn was formed to investigate the feasibility of a monthly newsletter.

Back Dues: Lamb reported winning a judgement against Zuckerman in test case; Briarglen developer is appealing. It was reported that eight community residents have failed to pay their 1972 dues to the Homes Association; four have not paid for 1971. Lamb moved for authority to retain an attorney to collect from the 11 residents who have not paid 1971 or 1972 dues in whole or in part, by whatever means necessary, said attorney to retain one-third of whatever collected as fee. Motion carried 4-1 with two abstaining.

September Meeting - 2

Capital Improvements: King-Shaw reported meeting with an architect to determine the cost of preparing a master plan for community capital improvements. After extensive discussion a motion that \$100 be appropriated to prepare a community survey proposal leading to a master plan was defeated 4-2.

#

Meeting of September 27, 1972 in the Clubhouse

1. Meeting called to order by President Grenning at 8:25 p.m.
2. Attendance:

Grenning	Holland
Lamb	Seeko
Kalin	

3. Treasurer reported \$23,546 in savings account, \$6,971.29 in checking account, and \$2,600 in Bennett account. He anticipated an expenditure of approximately \$6,000 by October 1, for real estate taxes, and a projected balance in excess of \$20,000.
4. Old Business:

Bennett Defects: Holland submitted a draft letter to Bennett detailing defect items. Five additional items were suggested for inclusion. It was agreed that the President would prepare the letter in final form, with appropriate attachments, mail to Bennett with a copy to the City Planning Commission with a request that the Commission require Bennett to comply with the terms of the PRU.

Lake New Mark: Motion to install fencing previously agreed upon passed, further consideration deferred to next meeting with Holland to contact Bennett regarding his intentions.

Capital Improvements: Motion that Kalin contact pool contractor to prepare preliminary specifications and plan for improvement passed; motion to form an ad hoc committee to plan interior decoration of Clubhouse passed -- Duethorn to contact Manclark by next meeting; motion to have 37 white pines planted along clubhouse parking lot at cost of \$850 passed; motion to sod and plant along parking lot banking tabled; motion to weed lake bankings tabled; motion to appropriate \$75 to weed and mulch area around lake stairway passed, 3-2; motion to sod Venetian Way hill tabled; motion to hire community handyman for 10 hours weekly at \$5 per hour on 90-day contract passed.

September Meeting - 3

Tennis Rules: Deferred until next meeting.

Pool Inventory: Kalin to contact Clubhouse and Pool Committee.

Community Organization Committee: Former Political Procedures Committee reformed in wake of Horn resignation. Committee to be composed of Grenning, King-Shaw, Augusty, Nudelman.

Permanent Nonresident Members: Lamb to render legal opinion at next meeting.

Education Committee and Rod and Gun Club proposals approved.

#

RESIDENT MANAGEMENT COMMITTEE

Meeting of November 15, 1972 at the Secretary's home.

1. Meeting called to order by President Grenning at 8:12 p.m.

2. Attendance:

Grenning	Holland		
Lamb	King-Shaw	Also:	Duethorn
Chaffee	West		Hendley
Kalin	Seeko		Manclark

3. Secretary's report deferred.

4. Treasurer's report deferred.

5. Old Business:

Capital Improvements -- Letter from community resident requesting erection of a security fence along border with Summit Apartments was distributed and discussed. Extensive discussion of entire problem of community security resulted in agreement that Lamb would contact county police on patrol activities and city on zoning restrictions on fencing, while Handley would get cost estimates on fencing and private security patrols. Both to report at next meeting.

Capital Improvements -- Kalin reported receiving cost estimates from contractor totaling \$15,500 for a variety of improvements in the pool and tennis court area. A copy of these estimates is attached. Kalin also reported he is getting cost estimates from Pepco on installing lights along the path from the clubhouse to the parking lot.

Lake Safety -- Grenning initiated discussion by noting that ladders along the lake wall had been removed during construction of the Venetian Way townhouses and had not been replaced. Seeko expanded discussion to a variety of lake safety problems. It was moved that the lake safety issue be referred to the ad hoc lake renovation committee for investigation, report, and recommendations in December. The motion was approved unanimously.

Clubhouse Furnishings -- Duethorn submitted report of ad hoc committee on clubhouse furnishings. A copy is attached. She reported this an interim report and asked for additional time to get more estimates.

(more)

Bennett Defects -- Grenning reported a second letter had been sent to Bennett on November 6, 30 days after sending letter itemizing developer's defects. No response received to either letter. A copy of the November 6 letter is attached. Following a discussion of alternative means of getting Bennett to fulfill his commitments, it was agreed to turn the matter over to the foreign policy committee for review, documentation, and recommended action. Report due in December.

Clubhouse Use Guidelines -- Manclark cited need to change existing verbal guidelines on clubhouse use. He suggested a ban on use by outside groups, and requiring a deposit. The issue was referred to the Clubhouse and Pool Committee for recommended action.

Community Forum -- It was agreed to schedule the Community Forum on Thursday, December 7. Chaffee and Grenning to prepare agenda.

#

Meeting of November 24 in the Clubhouse (Special Meeting)

1. Meeting called to order by President Grenning at 7:10 p.m.
2. Attendance:

Grenning	Chaffee
Lamb	Seeko
Holland	

3. After extensive discussion, the proposed RMC adult holiday party on December 17 was approved, 4-0 with one abstension. On a unanimous vote it was agreed to ask a one dollar per person donation at the door to defray expenses, any deficit to be made up from community funds. Holland responsible for arrangements.

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Meeting of November 29 at the Administrative Assistant's home.

1. Meeting called to order by President Grenning at 8:12 p.m.
2. Attendance:

Grenning	Holland		
Lamb	King-Shaw	Also:	Duethorn
Chaffee	West		Hendley
Kalin	Seeko		

(more)

3. Old Business:

Community Newsletter -- Chaffee outlined plans for a six-month trial of a monthly community newsletter, beginning in January, to combine the best elements of the New Mark News and the Communist. A motion to approve the plans and direct the Secretary to proceed was approved unanimously.

Directory -- Duethorn reported new community directory was almost ready to go to printer. It was agreed to have it printed in an 8½ X 11 format with an appropriate cover.

Membership Log -- King-Shaw moved that letter be sent to Bennett requesting copy of master homes association membership log as required in the by-laws. Motion was approved on a 6-0 vote.

Bylaws -- Lamb moved that Bennett be directed to furnish the RMC copies of any changes in the bylaws or articles of association since origin to the present. Approved unanimously.

Bennett Defects -- Grenning proposed, in absence of any response to two letters to Bennett, that a letter be written to the City Planning Commission, copies to the county planning commission and mayor of Rockville, seeking clarification of the status and ultimate settlement of the New Mark PRU. The letter to request a meeting of the planning commission, Bennett, and RMC. It was agreed that Grenning would write the letter.

Tax Situation -- Kalin reported auditor recommended confronting Bennett with situation regarding possible tax liability for townhouse maintenance portion of community activities. Lamb recommended seeking impartial legal advice, and moved that professional legal assistance be obtained to review pertinent documents on the tax issue and recommend the best course of action of benefit to the association and its members. The motion passed unanimously. Lamb was then directed to seek such legal counsel, and \$1,000 was appropriated as a retainer -- not to be obligated until Lamb had reported back to the RMC.

Clubhouse Utilization -- It was reported that the clubhouse had been left in a shambles by a group of college students. It was agreed that until clubhouse use guidelines had been adopted, groups and individuals wishing to use the facility are to be charged a deposit of up to \$100, the RMC to vote on each request. Votes were then taken on two requests.

(more)

Community Security -- Hendley reported maximum fence height allowed in Rockville is six feet. Lamb reported Planning Commission approval and permit necessary. Hendley said a 2500-3000 foot fence with heavy duty pipe posts and plastic coated wire mesh would cost approximately \$7500. He said a regular full-time security man would cost \$3 per hour while 6-8 patrols per 24 hours would cost \$200 monthly. On a unanimous vote, Hendley was authorized to secure three competitive bids on fencing, with 60-day validity clauses. Hendley further authorized to explore alternatives on security patrol costs. In a related action, it was agreed to secure a complete set of community plats from the city. Necessary funds were appropriated.

4. New Business:

Community Maintenance -- Holland moved that during the coming winter and in future maintenance contracts snow plowing should include sidewalks abutting common property and public access areas not cleared by the city. Approved unanimously. King-Shaw reported TMC intends to bring everything to be turned over to RMC up to A-1 condition, including some landscaping work depending on budget situation.

Architecture Control -- Grenning reported chairman of architecture control committee had been charged by his neighbors with violations of the covenants. It was agreed that all members of the committee should be invited to the next RMC meeting for a full discussion of architecture control issues.

Administrative Assistant -- Duethorn announced her intention to resign, effective in January. Secretary directed to place help wanted ad in next issue of New Mark News.

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RESIDENT MANAGEMENT COMMITTEE

AGENDA -- November 1972

1. Call to Order -- Grenning

2. Secretary's Report -- Chaffee

3. Treasurer's Report -- Kalin

4. Old Business:

Bennett Defects Report -- Grenning

Lake Renovation Report -- Holland

Capital Improvements:

Contractor Estimates -- Kalin

Playground Equipment -- King-Shaw

Security Fence -- Grenning

Lake Wall Ladders -- Grenning

Clubhouse Furnishings -- West

Clubhouse Security -- Holland

Clubhouse Use Guidelines -- West

PMC-RMC Tax Situation -- Kalin and King-Shaw

Community Newsletter -- Chaffee

Assn. Membership Log and Directory -- Duethorn

RMC Open Meeting-Community Reception -- Chaffee and Seeko

Committee Report Needs -- Lamb

5. New Business:

Education Committee -- Chaffee

Rod and Gun Club -- Grenning

6. Added Items:

Care of new plantings

Back Dues

Holland letter to Bloom

Landscaping along NME lake banking

✓ = items covered during Nov. 15 meeting

RESIDENT MANAGEMENT COMMITTEE

Meeting of December 13, 1972, at the Clubhouse

1. Called to order by President Grenning at 8:15 p.m.

2. Attendance:

Grenning	West	
Lamb	Seeko	Also: Duethorn
Chaffee	King-Shaw	Augusty
Holland		

3. Secretary's report accepted as submitted.

4. Treasurer's report accepted as printed in New Mark News.

5. New Business:

President Grenning led an extended discussion of the Architectural Control Committee. He said the committee has failed to do its job completely and called for a general tightening of enforcement procedures. Vice President Lamb indicated that for New Mark the existing system of responding to complaints was proper. Togo West was directed to work with Regis Augusty to help resolve a problem involving the chairman of the committee.

6. Old Business:

Holland reported on plans for the December 17 RMC holiday party.

Community Security -- A motion that an ad hoc committee representative of the community, chaired by Mrs. Grim, composed of 6-12 residents, be formed to survey the community on security needs was defeated 4-2. A motion that RMC members informally sample community opinion, that Ben Hendley obtain additional cost estimates on fencing and security patrol services, that Dave Lamb contact the Montgomery County police regarding additional patrols, and that a representative of a security concern address the RMC was passed.

New Mark Esplanade Extension -- Lamb reported on public hearing on Rockville master plan changes. Bennett lawyer opposed change which would prevent connection of Esplanade with Monroe Street. Lamb and Holland were directed to write a letter to Mayor and Council opposing connection of streets, but favoring a pedestrian and bicycle path easement, also mentioning Bennett defect items.

(more)

December Meetings - 2

Lake Safety -- Grenning's recommendation that safety ladders and/or life preservers be provided along the lake wall before the skating season was referred to the lake renovation committee for a recommendation.

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Meeting of December 27, 1972, at the Clubhouse

1. Called to order by President Grenning at 8:17 p.m.

2. Attendance:

Grenning
Lamb
Chaffee
Kalin
Seeko

Also: Hendley

3. Old Business:

Capital Improvements, Bennett Defects, Community Security -- General discussion of all three items resulted in agreement that Grenning would call Mayor McCartin on Bennett defects, Kalin would call Planning Commission head. Ben Hendley to obtain plan and time and cost estimates on having handiman expand pool fencing area at a cost not to exceed \$200.

Back Dues -- Kalin reported nearly \$2,000 in back dues still outstanding -- \$1,120 in 1972 dues; \$525 in 1971 dues. Two recent home sale settlements failed to include dues payments -- Lamb to have lawyer investigate these.

Committee Report Procedures -- It was agreed to abandon efforts to have committee reports submitted in writing. Reports, when desired or necessary will be built in to the agenda.

Tax Situation -- RMC agreed that as soon as appropriate community representatives have necessary authority to insure compliance, action will be taken.

Education Committee -- Proposal to add a New Mark Education Committee was approved; Secretary to contact potential chairman and prepare a scope of work statement.

(more)

December Meetings - 3

Teen Dropin -- Proposal to utilize Clubhouse for weekly teen dropins was discussed. Seeko agreed to present a detailed proposal in January.

Community Elections -- Kalin moved that the RMC hold the election of new members early in February to provide a one-month transition period between the election and annual meeting. After some discussion, the motion was approved unanimously.

Administrative Assistant -- Secretary reported nine residents had expressed interest in administrative assistant position. He was directed to obtain written applications from serious contenders, and to chair an ad hoc committee of himself, the President and Treasurer to submit recommendations in 1-2-3 order in January.

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