

NEW MARK COMMONS HOMES ASSOCIATION, INC.
Board of Directors' Meeting
January 8, 1975

MINUTES

ATTENDEES: David Lamb, Ben Hendley, Bob Parker, Ken Weinstein,
Pat Taylor, Judy Mermelstein

The meeting was called to order at 8:05 p.m., by the President, David Lamb.

The minutes were approved and the Secretary reported that the O'Rourke bill was paid in full and that the Association had received the net on the Letteri lawsuit.

There was no Treasurer's report.

ASSESSMENT: After reading a letter from a community member, it was decided that the assessment could not be passed for this fiscal year. Ken Weinstein was given a week to try and come up with an alternative solution. If no solution can be found, a motion by David Lamb, seconded by Ken Weinstein that the dues be raised 15% was passed 4-0 with one abstention. After some discussion on opening the non-resident membership of the pool for more income producing revenue, which was tabled; David Lamb moved and Ben Hendley seconded a motion which was passed 5-0 that the non-resident fee be raised to \$250.00

A motion by David Lamb, seconded by Ben Hendley, to charge \$10.00 for rental of the Clubhouse for private social functions, excluding those that have already reserved the Clubhouse as of this date (1/8/75) was passed 5-0. The money would be used to defray general upkeep and utilities of the Clubhouse.

ENVIRONMENTAL MAINTENANCE: David Lamb will check into obtaining a 3/4 ton, stick shift, used truck (no money for a new one) for use by the maintenance man. Bob Parker reported under Good and Welfare that the community has begun to look trashy and dirty, especially around the Clubhouse and that there seems to be a let down in functions and activities of some members of the Board. As to maintenance, he reported that light bulbs are out, the gate has been unlocked; the fence is out (which was related to David Lamb by the Building Inspector); that the drain in the lake is covered with wood and that the wood along the bike path needs to be removed.

ELECTION COMMITTEE: David Lamb will speak to Dick Dowling about setting up the election for the second Monday in March.

LAWSUITS AND COURT ORDER: A discussion was then held about the Court Order and lawsuit situations with respect to the responsibilities of Bennett, the proposed townhouses/commercial area and the Monroe Street cut through.

It was David Lamb's opinion that Bennett would win one of the cases, and that Bennett's preference was probably to build the townhouses and let the road project fail. The general feeling of the Board was that we would go for the reduced number of townhouses, but spaced better on the property so that Clubhouse and tennis court use would not be disturbed; that as many trees as possible be left; that we take the money for at least 2 and maybe 3 of the proposed 4 tennis courts; that the road be curbed, finished grading, sidewalks put in and hydroseeding done and that the new townhouses would be subject to the same initial membership assessment as the rest of the community. Bob Parker will draft a letter of response along with a proposed site plan for the proposed townhouse locations.

The AA was asked to redistribute the memo on non-use of the bike path by motorized vehicles.

The meeting was adjourned at 9:40.

/jrm

1/19/75

Proposed Budget Cut-backs
and other Revisions

Income	1975 proposed	1975 revised	Comment
Dues:			
Resident	94601	65839	15% increase, 11.5% O.C.*
Nonresident	9500 2300	3600	Rate to 4.500 per member
Interest	1000	1000	* 3.5% increase
Other	2449	2311	
Total	101050	72450	28,600 Less
Expenses (Items changing only)			
Lake Pool	20335 19875	1685 15075	18,650 - lake repairs 4,500 - pool cleaning
Landscaping	2800	2300	500 - bank planting
Boat house refuel	2000	1000	1000 less
Depreciation	9000	5350	3650 less
Total	(X)	(X)	28,600 Less
Other alternative cuts			
Maintenance	- 1,000	-	- reduce grass planting
Security	700	-	- lighting
Pool & landscaping	13000 600	-	- cut back to 6 days - Drop Consultant

NEW MARK COMMONS HOMES ASSOCIATION, INC.
Board of Directors' Meeting and Community Forum
January 22, 1975

ATTENDEES: David Lamb, Ben Hendley, Bob Parker, Ken Weinstein,
Judy Mermelstein and approximately 35-40 residents

The meeting was called to order at 8:07 p.m. by the President,
David Lamb.

The minutes of the January 8, 1975 meeting were approved.

The Treasurer reported that he paid \$25.00 for a computer
print-out from Montgomery County on the reassessment of
residents' property for dues increase assessment.

COMMUNITY FORUM:

David Lamb announced that an increase in the annual assessment
above the 15% (cost of living and reassessment of property value)
could not be passed for this year as according to the By-Laws,
Article VI, a vote has to be taken in the year prior to the
reassessment.

David also announced that the Board is now soliciting for 4 new
Directors, the only one remaining being Ken Weinstein; and that
elections will be held the 2nd Monday in March (March 10, 1975)
in concurrence with the Annual Meeting. Interested persons
should submit a short biographical sketch and position paper to
David in the next few weeks to be distributed to the Community.

The future of the Bennett property was then discussed. The two
suits in question are the opening of New Mark Esplanade to Monroe
Street; and the building of either townhouses or commercial on
the 3.3 acres (now called the Common Green) which is bounded by
within 10 feet of the tennis court fence, 10 feet in front of the
Clubhouse and the 500 block of New Mark Esplanade. The first
*law suit is coming up sometime in February and involves the
*Monroe Street cut-through. If the road is not completed, then
Bennett will have to curb it and hydroseed and the property will
then belong to the community and to those homes that abutt it.
If the road is not cut through, the City will have to repay
Bennett for what he has already spent (money which the City
doesn't have) and the question of opening this will never be
brought up again. It appears that if the road is cut through,
then Bennett may have a strong position to develop the property
commercially and the community will have a major traffic problem.

The second suit involves a proposal to build 25 townhouses on
approximately 70% of the property with the additional 30%
(adjacent to the 500 block of New Mark Esplanade) being turned
over to the community as community property. It would also
require the builder-developer to build an additional 4 tennis
courts, tot lot, and other items specified in the original PRU.

* first law suit involves townhouses
vs. commercial

Three alternatives opened to the community were then discussed:

- (1) buy the property at an estimated cost of \$309,000, based on Bennett's value of the property
- (2) reduce the proposed townhouses from 25 to 23 which would be a compromise and according to Bennett yield the minimum in recouped costs (\$65,000 - \$70,000 per unit) which ignores the original plan for a maximum of 396 units and an original PRU plan of 384 - these additional homes would put more strain on existing community facilities and there is a question as to whether the community would receive the monies allocated for every other home in the community towards a contribution fee
- (3) allow commercial to be built, without the proposed restaurant, but with convenience stores and office space for Bennett

The Board suggested that perhaps the most reasonable settlement could include a new site plan for a reduced number of townhouses; adequate screening between the townhouses and community facilities; either the 4 tennis courts or the equivalent of \$48,000 to be paid to the community; no tot lot; and to finish the extension of New Mark Esplanade with sidewalks, landscaping and hydroseeding; with the provision that the City of Rockville agrees to give up future paving of the road.

After much discussion and argument, Mr. Fitzgerald moved, and Deanna Wood seconded a motion that the Board of Directors be ~~authorized to~~ ^{Chuck} fight the opening of the road and erection of 23 townhouses as points not in the original PRU. The motion was passed unanimously.

The Community Forum portion of the meeting was adjourned at 10:10 p.m.

David Lamb moved and Ken Weinstein seconded a motion to accept the Treasurer's revised budget due to a decrease in income because of the failure of the reassessment proxy; the motion was passed 3-1.

A motion by David Lamb and seconded by Bob Parker that the Security, Landscaping and Maintenance be cut from the budget and allocated to the lake portion of the budget (\$2300) was defeated by 2-2.

The meeting was adjourned at 10:25 p.m.

NEW MARK COMMONS HOMES ASSOCIATION, INC.
Board of Directors' Meeting

February 12, 1975

The meeting was called to order at 8:05 p.m., by the President, David Lamb.

The minutes were approved as corrected. The Secretary reported that all the bills for dues had been mailed out and that we had already received 33 checks. She also reported that the auditor had picked up the books.

The Board decided that \$15.00 was a fair price to assess on the damaged posts to the Clubhouse driveway.

Mr. Kozansky (808 NME, rentor) came to state his case for parking his motor home in the 800 block of NME as ~~xx~~ opposed to the parking lot. His greatest concern was vandalism. He agreed to park his motor home in the parking lot until the next Board meeting; and also to canvas his neighbors to see if there was a spot where he could park it in the cul de sac that would not be objectionable.

Committee Reports:

Elections - The next Board meeting will be for nominations. So far only one person has applied for election.

Environmental Maintenance - Bruce Fornoroff has resigned.

Pool - Chuck did not get the pool manager he wanted.

Dave Lamb read a request from the City (Larry Block) to turn the 10 acres (originally proposed for an elementary school) into a garden plot with New Mark residents getting first preference. It was decided that since this involved parking facilities and a road, that this matter should be presented by the City at the annual meeting in March so that those residents most concerned could have in-put.

Dave will also ask the City if they intend to keep up the grass along the Esplanade.

A discussion of whether Scott Wilkie should be hired this month was tabled until someone could check with Harry Moatz on the work load.

The meeting was adjourned at 9:00 p.m.

ATTENDEES:

David Lamb, Ben Hendley, Bob Parker, Pat Taylor, Ken Weinstein,
and Judy Mermelstein

NEW MARK COMMONS HOMES ASSOCIATION, INC.

1975 Budget

ITEMS	AMOUNT
Income	
Resident dues ¹	\$65,839
Non-resident dues	3,000
Other income	3,311
Total income	\$72,150
Expenses	
Maintenance ¹	\$21,300
Utilities	5,000
Taxes	7,000
Insurance	2,800
Trash	200
Social	50
Clubhouse	844
1 Pool	15,075
1 Lake	3,985
1 Landscaping	1,700
1 Security lighting maintenance	300
Tennis	75
Other operating expenses	1,600
Administrative Assistant (payroll and taxes)	3,300
Accounting services	700
Legal services	500
Printing	1,200
Other administrative expenses	560
1 Townhouse refund	1,000
1 Depreciation	5,050
Total expenses	\$72,239

¹Revised due to defeat of increase in annual dues in excess of that allowed by Board action. See attached details on revision.

Note: Excludes expenses carried over from prior years. Primarily these are \$2,500 for lake specifications.

REVISIONS TO 1975 BUDGET ARISING FROM DEFEAT OF LARGE DUES INCREASE

Item and Explanation	Before	After	Difference
Income			
Resident dues (15% dues increase)	\$94,601	\$65,839	-\$28,762
Other income (less interest)	3,449	3,311	- 138
Total income	\$101,050	\$69,150	-\$28,900
Expenses			
Maintenance operations (reduce grass programs)	22,300	21,300	- 1,000
Pool (relining)	19,875	15,075	- 4,800
Lake Maintenance and repair (small capital improvements)	1,685	3,985	+ 2,300
Capital improvements (deleted)	18,650	---	- 18,650
Landscaping (consultant some planting deleted)	2,800	1,700	- 1,100
Security lighting (no new lights)	1,000	300	- 700
Townhouse maintenance refund (spread out over more years)	2,000	1,000	- 1,000
Depreciation (reduce)	9,000	5,050	- 3,950
Total expenses	\$101,139	\$72,239	-\$28,900

NEW MARK COMMONS HOMES ASSOCIATION, INC.
Board of Directors' Meeting
February 26, 1975

ATTENDEES: David Lamb, Ben Hendley, Bob Parker, Pat Taylor,
Ken Weinstein, Judy Mermelstein and 6 residents

The meeting was called to order at 8:07 p.m., by the
President, David Lamb.

The minutes were approved as written. The Administrative
Assistant reported that she had received \$17,000 in dues.

The Treasurer reported that the new budget will be published
in the next Newsletter and then also reported on the town-
house maintenance refunds which will be spread out over the
next 5 years.

Community Forum: Mr. Arthur Peters nominated himself as a
candidate for the Board. That makes five candidates including:
Larry Rotondo, William Harrington, Bob Whitcomb, and Simor
Moskowitz. Ballots and statements will be passed out this
weekend and collected by the Board the second week-end in
March. We need a 25% vote of the community to be valid.

Committee Reports:

It was requested that Kevin fix the gate and scatter the
debris that is in the woods. The new Board will have to
re-negotiate his contract.

David Lamb will contact MCA about their bill.

Ken reported that the letter from the lawyer we hired is
worthless. The zoning hearing will come up March 5.

Judy was asked to contact by phone all the residents who
back up on the proposed garden plot to have their reactions
before the Council meeting next week which Bob Parker volunteered
to attend.

It was requested that Board members not send out unauthorized
letters on community stationery.

The meeting was adjourned at 9:00 p.m.

New Mark Commons Homes Association, Inc.
Board of Directors' Meeting
March 10, 1975

ATTENDEES: Ken Weinstein, Si Moskowitz, Art Peters, Bob Whitcomb, Judy Mermelstein

Ken Weinstein called the organizational meeting of the new Board to order at 8:55 p.m. He was elected President by a unanimous vote (Larry Rotondo was out of town). Larry Rotondo was elected Vice President, and Si Moskowitz was elected as Treasurer.

The following Board members chose to be the liaison for the standing committees:

Si Moskowitz	Architectural Control Security
Ken Weinstein	Foreign Policy
Larry Rotondo	Environmental Maintenance
Bob Whitcomb	Clubhouse and Pool Tennis Newsletter
Art Peters	Lake
Judy Mermelstein	Social

It was decided after much discussion that the next Board meeting would be held on Wednesday, March 19th; at which time Kevin Linton (Maintenance Man) would be invited to attend to renegotiate his contract and that Bob Parker, former Treasurer, would be invited to help explain the budget.

It was decided that one of the major problems in the community was lack of participation and communication and that one way to improve this would be to have the second Board meeting of the month (4th Wednesday of each month) be preceded by a coffee hour for the entire community, very informal; and then after that the regular Board meeting.

Bob Whitcomb also suggested that all Committee Chairmen be given a copy of the minutes and agendas for each Board meeting to further better communication. He also suggested that the Board meet with two committee chairmen at each meeting to further better working relationships and achieve more participation.

professionally

It was agreed that Ken Weinstein would write Splinters From the Board for the next Newsletter edition and that Si Moskowitz would include a section on volunteers for committees and soliciting for a new Newsletter editor, Social Committee chairman, and more community participation in general. We are also in need of a maintenance man supervisor and more coordination on what his jobs and needs are.

The meeting was adjourned at 10:25 p.m.

NEW MARK COMMONS HOMES ASSOCIATION, INC.
Board of Directors' Meeting
March 19, 1975

ATTENDEES: Ken Weinstein, Larry Rotondo, Si Moskowitz, Art Peters,
Judy Mermelstein, Kevin Linton, Bob Parker

The meeting was called to order at 8:05 p.m., by the President,
Ken Weinstein.

The minutes were approved and Judy reported that the only
outgoing correspondence was a ~~XXXX~~ letter to the City from Bob Parker
requesting that there be no garden plots on the Oakridge School lot.

There was no Treasurer's report as the books are still being audited.

After a discussion with Kevin Linton (maintenance man) a motion was
passed 4-0 to raise his salary to \$10,500 as of May 1, 1975; and to
\$11,000 as of November 1, 1975. Also included in the motion was the
hiring of Scott Wilkie part-time at \$2.75/hour and full-time in the
summer at \$3.00/hour and also the summer hiring of Bob Patton at
\$3.00/hour. Kevin is to submit 3 health insurance plans and then
the Board will negotiate with him on which one to accept and how
much the Board will be willing to pay.

Art Peters will try and find a permanent supervisor for Kevin,
preferably someone who is home most of the time, will have authority
for purchases, major repairs, coordination of work requests from
the committees, etc. It was requested that Kevin's work sheets
be duplicated for the Board.

COMMITTEE REPORTS:

Ken Misner is the new Tennis chairman.

Wendy Plotkin is the new Social chairman.

Deanna Wood has resigned from the Newsletter and a new editor will
be appointed from the applicants. Ken and Art will look into
purchasing either a mimeograph or duplicator to keep the printing
costs down.

Foreign Policy - Ken reported that the rezoning writ was defeated
on a technicality, but that Ervin Atlantic will probably issue a
new suit. Until that happens, everything is status quo. Ken was
also to get in touch with Bob Parker to see if new plans were
drawn up for the location of the townhouses.

Clubhouse - Bob Whitcomb is to ask this committee to revise
the rules.

Pool - Chuck Manclark will be invited to the next meeting to give
a report.

Lake - Art reported that in the opinion of some civil engineers he had spoken with, the blueprints will not help the problems. He will check further with the Lake committee and will also call City hall to check onto the City's responsibility.

Old Business - Ken again mentioned the problem of Mr. Rozansky and his camper parked in the 800 block. It was decided that he be given one more warning before legal action is taken.

New Business - Art commented on the fact that this community offers ~~nothing~~ nothing in terms of services or facilities for the teenagers, and that he would be willing to work with them to see what their needs are and how we could be helpful.

The meeting was adjourned at 10:00 p.m.

NEW MARK COMMONS HOMES ASSOCIATION, INC.
Board of Directors' Meeting

April 23, 1975

ATTENDEES: Ken Weinstein, Larry Rotondo, Si Moskowitz, Art Peters,
Ann Whitcomb, Judy Mermelstein, Audrey Peters, Florence Carol

The meeting was called to order at 8:08 p.m. by the President,
Ken Weinstein.

Florence Carol mentioned the following problem areas in the community:
(a) the fence on Maryland Avenue has blown over; (b) the railings on
the bridge are out again due to vandalism; (c) many trash cans have
no liners (it was decided to ask Kevin to put large bags in the cans
to avoid the expense of ordering new liners and if this does not work,
then to put the liners in with a bar and lock); (d) the residue of
weeds etc. left by the parking lot; (e) and the fact that the path lights
are out again. Ken explained that most of these problems are caused
by our own local vandals and that the Board had decided not to repair
these items because of the expense involved. Judy was to find out who
owned the fences along Maryland Avenue and then a letter would be
written volunteering Kevin's labor if the owners would supply the
materials.

The minutes were approved as read.

Treasurer's report - Si reported that after expenses and with our
projected income, we have \$72,229.00 in assets. We have 112 members
who have made no payment on their assessments and letters are being
sent to them this week.

Si moved and Larry seconded a motion to accept Kevin Linton's contract
for another year. The motion was passed 4-0. Bob Whitcomb will have
to cast the deciding vote on the amount the Board will pay for
hospitalization coverage for Kevin.

Foreign Policy - Ken again brought up the bill from the attorney on
the opinion on the Monroe Street cut-through. After much discussion
a motion was passed 3-0 with one abstension that Ken would be
appointed to attempt to negotiate the amount of \$350.00 to \$210.00 -
\$250.00

Lake - Larry continued disucssion of his proposals for the lake. He
is to get further estimates on the missing parts and then get bids
on the whole job, brokedn down into specific parts. The south shore
would have first priority.

Clubhouse - Each Board member was asked to recruit one member for this committee by the next meeting. A motion by Ken, seconded by Larry was passed 4-0 on the following fees for the clubhouse: open community activities on a regular basis, \$1.00 per day - private clubhouse and pool parties - \$15.00 rental fee, \$50.00 deposit fee; and an optional \$25.00 cleanup fee - weekly teenage rentals for under 10 people, \$5.00.

Environmental Maintenance - Bob is to draw up an agreement with John Chaffee, including an estimate on materials, about fixing and maintaining the fence along the back of his property.

Newsletter - Marjory and Sue got out this edition of the Newsletter and by the next edition we should have an editor.

Old Business

1. Ken and Art will check further into our own duplicating machine.
2. The Board agreed to the pool ID pictures to be submitted by each family by May 15 to go on the back of the rolodex cards to insure better control of enforcing non-payment of dues and keeping intruders out.

New Business - Ken read letters from Dave Lamb and Mr. Winston (134 NICE) about the leak in the steps near the lake which caused water damage to his basement and his submitted bill for caulking. Larry was to check into this.

The meeting was adjourned at 11:05 p.m.

NEW MARK COMMONS HOMES ASSOCIATION, INC.
Board of Directors' Meeting

May 14, 1975

The meeting was called to order at 8:10 p.m. by the President, Ken Weinstein.

The minutes were approved as read.

Treasurer's Report - Si reported that 55 members have not paid; and that we have 15 partial payments in addition. He also read a letter from Mr. Levenson at 150 NME requesting assessment information from the files. After much discussion it was decided that Si would write another letter to Mr. Levenson informing him that he may look at the Association files. The Board also decided to accept Mr. Howowitz's partial payment (5 Don Mills Court) and Judy was to contact Mr. Roberts the former owner for the balance. It was also decided that Si would draft a letter to those home owners who have not paid their dues and whose houses are either up for sale or already sold about a possible lien on their homes.

Committee Reports:

1. Architectural Control - This committee is very active and is surveying the community for possible exterior changes. She asked that a blurb be put in the Newsletter to this effect.
2. Newsletter - We still have no permanent editor and Judy agreed to type this month's edition.
3. Foreign Policy - David Lamb reported that he had spoken to Mr. Titus and suggested that the community not intervene in the Court case unless it went against us. Ken reported that he reached a \$250.00 settlement with the firm of Mannes & Meyers.
4. Maintenance - David Lamb reported that the fountain between the pool and tennis courts was now fixed. Frank Kalin complained that Kevin was not keeping up the regular lake maintenance schedule and Dave promised to look into this. The chain across the access road will be put in with steel posts that will be set closer together. Ken read a letter from Mr. Ogburn who wanted to inquire about tree trimming along Lakeside Overlook but it was decided that this is a job for individual home owners. Dave will also look into having Goodman hook up electricity for the garage and check into plastic pipes for a water hook-up.
5. Clubhouse - Jay Josephs will resign as soon as the committee is functioning under the Social Committee. However, he agreed to look into current problems such as the stove, the stereo equipment, etc.

6. Lake - Frank reported that the state biologist will have nothing further to do with our lake as we have not followed his recommendations in the past. This year we will not be able to get a permit for diquat to control the aquatic growth and are therefore looking into other chemicals. The biggest problem is still siltation and the need for dredging which the biologist "ball parked" at \$3,000. Ken assured Frank that the lake has high priority and that something will be done in the next 2-3 months. Frank also reminded the Board that the \$13,000 surplus from 1971 which was to be for the lake was used for other purposes by previous boards.

7. Environmental Maintenance - Harry Moatz discussed replacing the tree around 208 NME; planting a barrier hedge of boxwood and junipers along the path on Harlow Court (\$40.00) to be maintained by the residents there; getting the residents of the Greenway Cluster to pay half for planting their bank and having them maintain it; asking the residents behind the Clubhouse to contribute to planting that bank. He will also draw up an agreement with a resident and the community to remove trees from her Poolesville property for the community.

8. Pool - Chuck Manclark introduced himself; gave his background; and gave a run-down on the pool staff and how our pool is run. He is still in the process of hiring gate keepers to check ID. The Board will draft a memo to the pool manager on procedures for the gate-keepers.

Old Business -

1. Ken mailed another letter to MCA asking for more documentation on their bill.
2. The Board signed the agreement with John Chaffee on the fence.
3. The payment of the bill for caulking around 134 NME was tabled until Ken got more information from Dave Lamb.
4. Larry is to get estimates on lake repairs.
5. Art will get a flyer out with the Newsletter about pool ID's, either pictures or some sort of ID (driver's license, etc.)

New Business -

1. The Board approved unanimously the Felrice's request for a fence.
2. Discussion of a crafts show was tabled.
3. Bob will check into the drainage problem reported in the paper.
4. The jungle gym on common property by 220 NME was moved.

The meeting was adjourned at 11:05 p.m.

Attendees: Ken Weinstein, Larry Rotondo, Si Moskowitz, Bob Whitcomb, Art Peters, Judy Mermelstein, Frank Kalin, Lee Lovell, David Lamb, Chuck Manclark, Harry Moatz, Jay Josephs

NEW MARK COMMONS HOMES ASSOCIATION, INC.

Community Forum - May 28, 1975

ATTENDEES: Larry Rotondo, Bob Whitcomb, Judy Mermelstein, Dave Lamb, Scott Wilkie, Stuart Gorewitz, Dave Jacobsohn, Rupert Curry, Jack Stemple, Wendy Baldwin, Del Futrell, Bob Hartzman, Nancy Graves

- (1) Most of the interest of the community residents centered on the lake problems; a discussion of the priorities of the Environmental Maintenance Committee and the depreciation fund for repair of sidewalks and streets in front of the townhouses. Bob and Larry assured the residents that the Board is aware of all of these areas of concern and are working on them.
- (2) Dave Lamb and Rupert Curry proposed:
 - (a) That the \$15.00 rental fee for the clubhouse and pool be waived for the Park Street PTA potluck dinner and pool party to be held on June 21st. Both Bob and Larry agreed and Judy was to canvas the rest of the Board.
 - (b) That disadvantaged children from Park Street Elementary School and Julius West Junior High School be allowed to use our pool weekdays from 10:00 a.m. to 5:00 p.m., under the following conditions:
 - (1) That a family in New Mark could sponsor up to 2 children and that a member of that family would have to accompany those children to the pool
 - (2) The childrens' names would be on a list at the pool
 - (3) that the parents of the disadvantaged children would sign waivers of responsibility

In effect, this proposal would waive the residents need to pay guest fees for such children and set up a nice program for the children in these two schools to see each other over the summer.

Judy was to canvas the absent Board members as Bob voted for the proposal and Larry asked for a community referendum.

A discussion was then held with Larry, Bob, Dave and Scott on some of the maintenance problems.

Adjournment was at 9:30 p.m.

NEW MARK COMMONS HOMES ASSOCIATION, INC.
Board of Directors' Meeting

June 11, 1975

ATTENDEES: Ken Weinstein, Larry Rotondo, Simor Moskowitz, Art Peters, Bob Whitcomb, Judy Mermelstein, David Lamb, Rupert Curry, Carol Brown, Opal Combs, Genevieve Wimsatt, Mr. Bushby and Mr. Cur (MCA)

The meeting was called to order at 8:10 p.m. by the President, Ken Weinstein.

After much discussion among the Board members and with Rupert Curry the referendum on use of our pool by disadvantaged children was defeated. The community response was 29 for and 61 against.

Ken suggested that we table until the next meeting a discussion of passes for guests, on an individual basis for the pool.

Carol Brown acted as spokeswoman for the 200 block on the following problems their area is having both with in- and out- of neighborhood children:

(a) Use of the holes cut in the fence as an access road to get to either the junior or senior high schools

(b) Illegal fishing and debris left by those fishing (bait, trash, dead fish, etc.) and the vandalism to both private and community property (shrubs, furniture, etc.) along the lake

(c) Keeping the ducks from being harmed and harassed

She suggested that these matters be discussed in the next edition of the Newsletter; that signs be posted saying that trespassers will be prosecuted; that the fence be fixed, and that possibly some type of thorny shrub be planted along the fence. Judy was to look into the cost of signs; Kevin was authorized up to \$20.00 to fix the fence; and Mrs. Brown agreed to contact Harry Moatz and the Environmental Maintenance Committee about the shrubs which the residents would purchase.

David Lamb then said that Mr. Bushby and Mr. Cur from MCA were coming to discuss their bill for the lake plans. He stated that he had met with Pat Taylor, Ben Hendley and Frank Kalin and that they all agreed that in prior meetings with MCA no mention was made of additional costs. The only modifications made to the original contract were consideration of the stairway, an additional dock and an extension of the concrete retaining wall by 100 NME.

Mr. Bushby stated that the additional costs were for lake soundings, design of a storm drain; the structural wall with timber sheeting; extension of the concrete retaining wall; the additional dock, and the staircase. He stated that the above items were requested after and not covered by the original items in the contract dated 11/5/73 and signed 4/1/74.

Mr. Bushby further stated that it was tough to put an exact figure on this type of work and that the fee was based on 2.5 x payroll costs which was discussed with Ben Hendley and the others. He and Mr. Cur both agreed that they would not have done the additional work if it had not been requested. He further stated that many changes were made on the subjects of the riff-raff and timber sheeting, installing the culvert to enclose the ditch (both open or closed), changing the pipe and discussion of the second dock and concrete retaining wall.

Mr. Bushby said he would provide us with backup information on payroll and other costs. He said that they worked on a per diem plan and that they had hired John Cotton originally because he was an expert and they were very busy at the time. They paid him a consultant's fee plus 15% which was in the original contract. He also maintained that since 1973 there has been a 100% increase in their office costs. He agreed to meet with the Board again after he had submitted his accounts.

David Lamb then filled in background history. He stated that on 6/6/73 Harvey Alter met with MCA and an original contract was prepared on 7 specific areas of concern. On 11/5/73 the contract was agreed on for MCA to prepare designs, specs, etc. for a cost of about \$2400. The first draft was later reviewed by the Board and various community members and was supposed to rectify siltation and pollution problems of the lake. Sheeting was proposed to prevent erosion and another dock was discussed to keep the fishermen from aiding the erosion. The erosion problem of the 100 block was discussed with reference to the storm drain. David further stated that at this meeting no mention was made about these suggestions being a substantial modification of the original contract. The original contract was to plan a total program of rectifying the problems of the lake and soundings were never mentioned. Everyone from New Mark involved was left with the impression that all of the work still fell under the \$2400. No one authorized anything beyond that.

Treasurer's Report - Si reported that we have about \$50,000 on hand after expenditures of about \$18,000 for the year so far. He will contact by phone the 10 residents who are not paid up.

The Board agreed that it was not a good idea to let community residents have use of community tools and equipment.

Larry moved, Art seconded, and the Board passed a motion 3-0, with two absences to reimburse Mr. Winston \$25.00 for caulking of the steps near his townhouse.

Harry Moatz will be going to the farm to select trees this weekend which are being donated by one of the residents.

Ken asked that Judy set up a file on rules and regulations in the community and that they be updated and published.

Mr. Reed and David Lamb will get together about Mr. Reed becoming the maintenance men supervisor in the fall. Kevin is also to submit detailed work sheets to the Board.

Bob Whitcomb suggested that each Newsletter contain a question or questions that we would like community response on. Included would be a small ballot that residents could deliver to the Board. The suggestion was agreed on and Bob will do this for the June Newsletter.

Splinters will be done on a rotating basis and Larry will do them this month.

Ken stated that the Board will have to set rules and a system for the Architectural Control Committee. Right now according to the By-Laws they cannot operate in an official capacity as three members have not been appointed by the Board. All requests to this committee should be also submitted to the Board in writing and no decisions will be official until then. The following should be under consideration by this Committee:

- (a) The "L" shaped fence behind 876 NME
- (b) The chimney for the fireplace at 864 NME
- (c) The piece of siding that is off on the street side of 274 NME

The meeting was adjourned at 10:45 p.m. and a special Board meeting was scheduled for Thursday, June 19 at 8:00 p.m. at the Clubhouse to finish business that has been tabled, and with special reference to the lake.

EMC MEETING - 30 June 1975

1. Maintenance man.

Kevin has resigned. Scott Wilkie and the other helper will keep up the maintenance for the summer. The BOD is looking for someone, possibly to start in the fall.

2. Harlow Court.

EMC recommends that euonymus (height: 3½-5 ft.; width: 3-4 ft.; exposure: sun and light shade) be planted along the walkway.

3. 214-216 NME.

The residents planted 3 bushes on common ground without permission. The bushes have now died. Who is responsible for removing them, filling in the holes, and sodding them?

(It was decided to consider this along with the next item on the agenda.)

4. Ken Weinstein Memorandum (attached).

The EMC recommends:

40 (1) It will consider a group plan drawn up and submitted to EMC by contiguously arranged houses to avoid "hodge podge" planting and discrepancies of plants and appearance. (This is similar to the policy for circle planting where several houses are involved.) All who are visually affected must be considered.

40 (2) The EMC will make the truck available to haul in supplies, provided the project is large enough. The availability of the maintenance man is subject to the approval of the maintenance supervisor.

40 (3) If there is enough demand from the ^{residents in} townhouse ^{common} areas to warrant it, EMC will make Bob Haehle ^{areas} available for consultation. We will need at least 2-3 requests to have him come in -- all plans are to be submitted to EMC for consideration. ~~Common areas~~ (approved)

40 (4) At this time the EMC does not want to get into having Bob Haehle draw up a master plan.

5. General policy re individual planting on common ground.

40 Any individual planting on common ground must consider that planting a contribution to the community and is liable for any costs and damage to community property and for replacement of grass. In no case is this to be construed to mean there is no need for prior approval of EMC. All plantings on common land must be approved by the EMC.

6. Winnie will canvass the 800 entrance area about bank planting in the fall as to whether the residents will help to strip the area.

7. A vine on a dead tree was pulled down in the 800 block when a delivery was made to a resident. The EMC recommends asking Art Peters to have the maintenance man replace the vine back on the tree. If he is unable to do it, we will need to get in some professional tree experts to do it with costs attributed by responsibility.

NEW MARK COMMONS HOMES ASSOCIATION, INC.
Board of Directors Meeting
June 25, 1975

ATTENDEES: Ken Weinstein, Larry Rotondo, Si Moskowitz, Bob Whitcomb,
Art Peters, Judy Mermelstein, Dave Lamb, Noel Wilkie,
Dave Mermelstein, Russell Corio and Stan Gerendasy

The meeting was called to order at 8:08 p.m., by the President,
Ken Weinstein.

The minutes were approved as read.

Community forum:

Stan Gerendasy owner of 812 NME presented a problem about
part of his property being used as a public walkway to the pool
and asked the Board to erect either a fence or some kind of barrier
to prevent this. After much discussion the matter was tabled until
the next Board meeting when the Board would have an opportunity to
view the matter and come to a decision.

Noel Wilkie expressed his concern about Kevin Linton and what
the community is getting from him in terms of work. He offered three
possible solutions: (1) dismissal, (2) make him produce more, and
(3) pay him only for what he produces. After much discussion
including comments by David Lamb and David Mermelstein that we were
lucky to have someone at the salary we are paying and the fact that
the job was never set up on a 40 hour per week basis; it was decided
that Bob and Art would come up with a worksheet program providing
feedback both to the Board and communities requesting work and would
also provide who did what work and how much time was involved. Dave
Lamb resigned as maintenance supervisor and Art agreed to take over
the job until a permanent replacement could be found. It was further
agreed that a better definition of work to be done should be given
to the maintenance men.

Russell Corio came to complain about the pool rule for adult
swim only on Tuesday and Thursday evenings. After much discussion
it was decided to rescind the rule pending further consideration
by the Board and possibly the community as a whole.

Si gave the Treasurer's report. As of this point we are
about \$3,000 off in projected income. Most committees are within
their budget but the books are not set up to match budget items and
therefore it is difficult to see where some items should be allocated.
As of the end of May it appears we may be just within the budget.

A community wine and cheese pool party is planned for August 9
and there will be pool activities planned for July 4.

The Board approved a 15¢ an hour pay raise for Paul Pros-
swimmer by cutting back on time of the gatekeepers.

Kevin was asked to repair a vine torn down in the 200 block.

The following resolution is being sent to the Architectural Control Committee to set up a working relationship between that committee and the Board of Directors:

(1) The Board has already appointed a chairman and needs to appoint two additional members, on the recommendation of the committee/

(2) That all requests for authorization concerning matters within the jurisdiction of the Architectural Control Committee must be sent to the Board of Directors through the Administrative Assistant, in writing and the Chairperson of the committee. (Each application needs two copies, one for the Administrative Assistant for distribution to the Board and one for the Chairperson of the committee).

(3) That the committee shall act on the request within 30 days and within sufficient time that the action of the committee shall go to the Administrative Assistant prior to the next meeting of the Board, which follows within a 30 day period and if notice is not sent the Board as proscribed above or the Board has not met within the 30 day period the Administrative Assistant is authorized to and should send a written denial of the request to the application pending further consideration by the Board of Directors. If by the next meeting of the Board the committee has received no action from ~~by~~ the Board, the committee action shall be final.

(4) In the event of an adverse decision of the committee, The resident can come to the next meeting of the Board of Directors to appeal the decision.

(5) A copy of the committee decision should be sent to the applicant and the Board. Decisions of the committee are subject to final opinion of the Board. All decisions are also subject to appeal of the Board.

(6) It was further requested that this committee come up with a set of guidelines and procedures for conducting business.

A further discussion of rules, regulations and policies was tabled until the next meeting.

The meeting was adjourned at 11:15 after it was decided that we would now start on the budget and that we would go to the community with alternatives on increased money to run the community and to take care of the lake, pool, etc.

NEW MARK COMMONS HOMES ASSOCIATION, INC.
Board of Directors' Meeting
July 9, 1975

The meeting was called to order at 8:20 p.m. by the Vice President, Larry Rotondo.

ATTENDEES: Larry Rotondo, Si Moskowitz, Bob Whitcomb, Art Peters, Judy Mermelstein, Carol Brown and Harry Moatz

Community Forum: Carol Brown again complained that nothing had been done about the holes in the fence along Monroe Street. Art was to tell the maintenance men to fix the fence, post no trespassing signs, and the EMC will put plantings along the fence in the fall.

A further discussion of the proposed resolution for the Architectural Control Committee was tabled until we receive some feedback from that Committee.

The Board passed 4-0 the following recommendations by the EMC:

1. The EMC will consider a group plan drawn up and submitted to that Committee by contiguously arranged houses to avoid "hodge podge" planting and discrepancies of plants and appearance. (Similar to the policy for circle planting where several houses are involved.) All who are visually affected must be considered and a 2/3% approval of residents affected must be obtained if the EMC approves the plan. The minority has an appeal right to the Board of Directors.
2. The EMC will make the truck available to haul in supplies, provided the project is large enough. The availability of the maintenance men is subject to the approval of the maintenance supervisor.
3. If there is enough demand from the residents around the affected common property areas to warrant it, EMC will make Bob Haehle available for consultation. We will need at least 2-3 requests to have him come in -- all plans are to be submitted to EMC for consideration.
4. At this time the EMC does not want to get into having Bob Haehle draw up a master plan.
5. Any individual planting on common ground must consider that planting a contribution to the community and is liable for any costs and damage to community property and for replacement of grass. The resident will further maintain the plantings through the first growing season. In no case is this to be construed to mean there is no need for prior approval of EMC. All plantings on common land must be approved by the EMC.

The Board also passed 4-0 that there is to be no grilling on the Clubhouse balcony (the grassy area behind the Clubhouse is to be used for this purpose). This is also a Montgomery County fire regulation.

This will be the last edition of the Newsletter unless someone volunteers to take it over. From now on there will only be flyers from the Board.

July 9, 1975

Si will draft a letter to the owner of 812 NME instructing him that the Board will not finance a fence on his property to keep other residents from using it as a walk-through.

Treasurer's Report: Si reported that almost all residents have paid their dues. He further reported that he sent out notices about getting the 1976 budget prepared. We have now received all money due us in various accounts by Mr. Bennett. Judy was instructed to find out from other communities what their annual dues are.

The swim team was given permission to use the parking lot for a car wash to raise money.

Art and Bob discussed the procedures and forms for the maintenance men. Art is still interviewing applicants and he will meet with a small sub-committee of the Board (Art, Si, Chuck and Harry) to decide on an applicant next week and hopefully have a new man on by the first of August. They will also revise the contract.

The meeting was adjourned at 11:30 p.m.

NEW MARK COMMONS HOMES ASSOCIATION, INC.
Board of Directors' Meeting

July 23, 1975

The meeting was called to order at 8:14 p.m., by the President, Ken Weinstein.

The minutes were approved.

The Treasurer, Si Moskowitz, reported that 4 homes were still outstanding on dues payments; that 3 had promised to pay and that the fourth resident refuses to answer his phone. Ken moved to sue this individual, but the motion was not seconded. Si also said he would draft a letter to those residents who are still due townhouse refund money letting them know of the revised schedule of the refunds. As of yet, now budget requests for the 1976 budget have been received.

Scott Wilkie explained about the vandalism that had been occurring around the Clubhouse. The Board voted 4-0 to have the young man picked up for trespassing and file a complaint with the Police. Scott was further instructed to make up "No Trespassing" signs out of sheet metal and to further check with Mark Levey and Keith Cunningham on better lights for the paths. Scott further reported that it was now safe to fish in the lake and that the ducks could be brought back.

Art Peters reported on the hiring of a new maintenance man, Ken O'Conner, on August 1. A sub-committee of the Board will meet on Saturday morning to revise a contract for him. Art asked that Judy mail out letters to the other applicants we had considered.

Under foreign policy Ken reported that the hearing on the zoning for the townhouses will come up on August 1. He also received the breakdown of costs from MCA on their bill. A sub-committee consisting of Art, Si, Frank, Bob Parker, Ben Hendley and Larry Rotondo will review the figures.

Ken further reported that he was setting up a Legal Committee to investigate the possibility of influencing rules and regulations of the community, with the possibility of fines or fees, etc. He still needs more volunteers.

Bob Whitcomb, Judy and Sue Weinstein will meet 8/30 at Judy's at 8:00 p.m. with those residents who have volunteered to help with the Newsletter. It was decided that we would pretty much follow the guidelines set up.

The Board voted 4-0 to try the adult swim on Tuesday and Thursday nights, for those 16 and over, from 6:30 to 8:00. The pool staff was asked to record number of people using the pool at this time, and also pro and con comments.

Ken reported that Bonnie Slotkin had resigned from the Architectural Control Committee due to illness in the family, and that the Board would await further guidelines from this committee until a new chairperson was approved by the Board and also more members from various parts of the community.

A motion by Ken, seconded by Si and passed by the Board 3-1 was made on the following resolution governing rules and regulations:

Resolved that prior to the adoption of any regulation affecting the community members, that notice shall be given in the Newsletter or in any reasonable manner, to notify the community and that an opportunity for comment be provided in no less than three days; provided that no person shall be adversely affected by any rule which has not been issued in acceptance with this policy or which the person does not have actual notice; and provided further that the Board may make any rule effective immediately upon determination that such action is necessary to protect the best interests of the community.

Judy discussed a proposal by the pool manager to set up a teenage rap time at the clubhouse, under supervision, a couple of evenings a week. She is to contact Russell Wallace of the City of Rockville for suggestions and Art will contact Keith for further input.

Ruth Loevinger brought to the Board's attention the Public Hearing on August 11 on amending the election laws of the City and changing of the voting districts. Judy is to get a copy of the charter amendments and circulate it.

Ruth also inquired about the dying crab apple trees on the Esplanade and the speeding problems on NME. Ken will be looking into getting speed limit signs posted.

The meeting was adjourned at 10:30.

ATTENDEES:

Ken Weinstein, Si Moskowitz, Bob Whitcomb, Art Peters, Judy Mermelstein, Scott Wilkie, Florence Carol, Ruth Loevinger, Harry Moatz.

NEW MARK COMMONS HOMES ASSOCIATION, INC.
Board of Directors' Meeting

August 27, 1975

ATTENDEES: Ken Weinstein, Larry Rotondo, Art Peters,
Si Moskowitz

The meeting was called to order at 8:00 p.m. by the
President, Ken Weinstein.

Committee Reports:

Lake - So far still only one bid is in on the lake repairs.

Maintenance - Good reports thus far on the new maintenance
man. Certain grass areas are not getting done - Art will
investigate. Frank Kalin is concerned about Lake maintenance.
Art has sent him a bunch of blank work orders to fill out.

Budget - Some committee budgets have been received. Four more
to come in.

Play group - Provisional approval given for non-residents to
enter play group at \$25.00 per child. The play group management
must give notification to the Board of all non-residents to be
admitted.

Architectural Control - Will consider chairmanship at the next
meeting.

NEW MARK COMMONS HOMES ASSOCIATION, INC.
Board of Directors' Meeting
August 13, 1975

ATTENDEES: Ken Weinstein, Larry Rotondo, Art Peters, Simor Moskowitz,
Judy Mermelstein

The meeting was called to order at 8:20 by the President,
Ken Weinstein.

The minutes were approved as read.

Ken suggested that from now on, motions do not need a second.

Treasurer's Report - Si reported that only one resident had not paid his dues, and apparently he is on vacation. The budgets are due as of today, and so far only 2 have been received. Si drafted a letter to be sent to those still due the Townhouse Refunds with the dates and amounts to be stated.

Si reported on the MCA bill and explained the letter he had drafted to them. The Board approved the draft and the amount to be paid MCA 4-0.

Committee Reports:

Architectural Control - Si reported that they are working on getting a chairperson and more representation from different segments of the community.

Social-Since the community pool party was called off due to lack of participation, the committee will begin working on the International Buffet.

Environmental Maintenance - The maintenance contract will be retyped to include an annual review in August for salary increase and the deletion of the uniform clause. The Board voted 4-0 to give Scott and Bob each a \$50.00 bonus for the month when we had no maintenance man.

Lake - Larry has received one bid, \$6,500, for the whole lake job.

Art was given approval to hire pick-up labor up to \$300.00.

Judy is to get clarification on the playgroup request to admit outside members.

The meeting was adjourned at 9:25.

NEW MARK COMMONS HOMES ASSOCIATION, INC.
Board of Directors' Meeting

August 27, 1975

ATTENDEES: Ken Weinstein, Larry Rotondo, Art Peters,
Si Moskowitz

The meeting was called to order at 8:00 p.m. by the
President, Ken Weinstein.

Committee Reports:

Lake - So far still only one bid is in on the lake repairs.

Maintenance - Good reports thus far on the new maintenance
man. Certain grass areas are not getting done - Art will
investigate. Frank Kalin is concerned about lake maintenance.
Art has sent him a bunch of blank work orders to fill out.

Budget - Some committee budgets have been received. Four more
to come in.

Play group - Provisional approval given for non-residents to
enter play group at \$25.00 per child. The play group management
must give notification to the Board of all non-residents to be
admitted.

Architectural Control - Will consider chairmanship at the next
meeting.

NEW MARK COMMONS HOMES ASSOCIATION, INC.
Board of Directors' Meeting

September 10, 1975

ATTENDEES: Larry Rotondo; Bob Whitcomb; Art Peters; Si Moskowitz;
Judy Mermelstein, Ken O'Connor, Chuck Manclark

The meeting was called to order at 8:15 p.m., by the Vice President, Larry Rotondo.

There were no minutes.

Ken O'Connor, the maintenance man, gave an extensive review of both major and minor repairs that need to be done throughout the community. These include such items as at least two new tires and a jack for the truck; water for the garage; new trash can liners and the equipment to fix them to the trash cans so they can't be removed; repairs on almost all of the equipment contained in the garage; painting of bathrooms and shower rooms in the clubhouse; major electrical work in both the clubhouse and the garage. Also, in addition to needing new bulbs and globes for the path lights, we should consider whole new poles.

He said that we now have new fire extinguishers for the clubhouse and the garage (which never had one); and that he will use the first aid kit from the clubhouse at the garage and better equip it. He said he had fixed the hole in the fence, but it has been cut and rolled back again. It was decided to make a permanent path through the fence as it was New Mark adolescents who re-cut the whole and it is a major access way. No Trespassing signs have been posted.

Ken and Art will get together to work on a maintenance budget for 1976. Ken signed his contract with the stipulation that we would pay for half his health insurance up to the amount of \$15.00 per month. Ken also has hired Terry Peters on a part-time basis, not to exceed \$300.00.

Chuck Manclark submitted the contract on the re-lining of the pool. We are to pay \$3,000 this year, and the rest next year. The Board signed the contract with Chuck's contingencies that he get more details on the turn targets and that we get specified beginning and finishing dates, not to be finished after November 1, 1975.

September 10, 1975

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Bob Whitcomb reported that we need about 36 new chairs for the pool at about @ \$20.00 and 2 - 3 new umbrellas.

Si reported that Mark is looking into better lights and also into our tax exemption status.

There was more discussion on the budget which was tabled until the next meeting when all the budgets should be in and where the community will have a chance for in-put.

Roger Spott was unanimously selected as Chairman for the Architectural Control Committee, and is to submit at the next meeting the names for the other members of the committee.

The meeting was adjourned at 10:45.

NEW MARK COMMONS HOMES ASSOCIATION, INC.
Board of Directors' Meeting

September 24, 1975

ATTENDEES: Ken Weinstein, Larry Rotondo, Simor Moskowitz,
Art Peters, Bob Whitcomb, Judy Mermelstein,
Linda Charman, Roger Spott, Harry Moatz, Sue
Thornton, Betty O'Neill

The meeting was called to order at 8:20 p.m. by the Vice-President,
Larry Rotondo.

The minutes were approved as read.

Linda Charman came to volunteer her services to campaign in the
community to emphasize and make residents aware of the monetary
needs involved in maintaining and running the community. She
proposed that this effort be independent of the Board. She will
call others and literally start a door-to-door campaign, as well
as articles in the Newsletter.

Harry Moatz was given permission to spend \$662.00 of his \$17000
budget for this year for further bank plantings and mulch. Up
to this point, his committee has only spent about \$40.

Roger Spott was given the names of Steve Koslow and Bob Kaeser
as members of the Architectural Control Committee. Harry Moatz
will serve as a non-voting member for coordination purposes
with the Environmental Maintenance Committee. Roger purposed a
form to be used and this along with purposed procedures for his
committee will be published in the October Newsletter for
community comment. He will also publish blurbs on Architectural
Control Committee forms, rules, etc.

A letter from MCA was read asking for \$4249.85 which was rejected
by the Board. Ken will draft a letter to them stating this.

Mark Levey will look into the tax exempt status of our community
pool and also into security lighting.

Sue Thornton and Betty O'Neill asked that a letter be written to
the city to have the mobile home towed from the 800 block of NME.
Ken will write that letter.

After the total proposed budget for 1976 was discussed and the
figure arrived at was close to \$109,000, it was decided to meet
on Monday evening, September 29 to make some cuts and plans for
a dues increase.

The meeting was adjourned at 11:35 p.m.

NEW MARK COMMONS HOMES ASSOCIATION, INC.
Board of Directors' Meeting

October 14, 1975

ATTENDEES: Ken Weinstein, Larry Rotondo, Bob Whitcomb, Simor
Moskowitz, Judy Mermelstein

A special meeting of the Board to discuss the results of the proposed 1976 budget survey was called to order at the home of, and by, the President, Ken Weinstein at 8:30 p.m.

The response to the budget survey was fair, with over 100 residents responding. Voted down were pool umbrellas and chairs, extension of the pool into September weekends, and after much discussion of the closeness of the voting of options A and B on the lake fountain, it was decided to compromise with an option of 12 hours. With the essentials and the voted on options and recommendations, the proposed budget came to around \$90,000. Many residents wrote extensive comments on the survey and Judy will summarize these in the November Newsletter. The time table for the voting on the increase was revised to:

1. Notice of proxy for assessment increase to be delivered with October Newsletter weekend of October 18 and 19
2. Community meeting to discuss budget - Wednesday, October 22
3. Distribution of proxy ballots weekend of October 25 & 26
4. Start collection of proxies weekend of November 1 & 2
5. Final tabulation at open meeting Wednesday, November 19

The Architectural Control Committee form was approved with the following addition to be put on the back of the form:

Notice to adjacent property owners: If you have any objections to this plan you should contact the Chairman of the Architectural Control Committee.

The right to levy a fine on community residents was referred to the Legal Committee.

The meeting was adjourned at 10:00 p.m.

MEMORANDUM TO: New Mark Commons Homes Association, Inc.
Board of Directors

FROM: Judy Mermelstein
Administrative Assistant

DATE: October 16, 1975

SUBJECT: Attached Materials and
Schedule of Board Meetings for
October and November 1975=

In anticipation of a long community budget meeting (based on past experience) on Wednesday, October 22, I would ask the Board to arrive ahead of time to take care of finalizing the proposed attached proxy so that it will be delivered the weekend of October 25 and 26, on schedule; to sign checks, and take care of any other urgent business that may come up.

Attached you will also find the tabulation sheets for collecting the proxies. I suggest that we hold our regularly scheduled Board meeting on November 12, a week before the open meeting on the final proxy vote to tabulate what we have; and to take care of regular business. I have kept the originals on all tabulating sheets as a master list.

At the meeting of November 12 we should decide ~~we~~ if we want to again meet on ~~November~~ October 29 (our regularly scheduled meeting date), and whether we should meeting on November 26 (another regularly scheduled meeting date and the day before Thanksgiving) or reschedule our December meeting dates.

NEW MARK COMMONS HOMES ASSOCIATION, INC.
Board of Directors' Meeting

October 22, 1975

ATTENDEES: Ken Weinstein, Larry Rotondo, Si Moskowitz, Art Peters, Bob Whitcomb, Judy Mermelstein, Ken O'Connor

RESIDENTS: Naomi Josephs, Wini Herrman, Charles Fitti, Marian Sastili, Ferne and Harvey Levine, Barry Felrice, Milt Puziss, David Mermelstein, Ken Misner, David Lamb, Ben Hendley, Bob Parker, Bob Hartzman, Harry Moatz and approximately 3 unidentified residents

The open community forum on the proposed 1976 budget was called to order at 8:10 p.m., by the President Ken Weinstein.

Naomi Josephs asked why the figure for lake repairs was so much less than last year's estimate. Larry explained that one figure was the MCA one, and that the new figure, based on actual bids, was a new plan that would essentially serve the same functions, with a few deletions.

Mr. Charles Fitti requested that the fountain run for the full 16 hours and that we add a third small fountain. He also asked that there be a reserve fund for each specific category. It was explained that this could not be as of yet we don't know what the costs of each reserve category will be.

Marian Sastili requested that the Board consider long range plans and figures for maintaining the lake.

Harvey Levine asked how the priorities for capital expenditures were arrived at and suggested that the basketball court could use some improvements. His second comment related to the seemingly unfairness of the bedroom concept as a basis for the dues structure; and thirdly, he asked to be shown the plats for the boundaries regarding the common grounds which will be provided by Harry Moatz.

Barry Felrice commented that the budget package was good and asked specific clarification on gas bills, phone bills and what the added maintenance man would do in both fall and spring. Ken O'Connor (maintenance man) gave an explanation for this.

Milt Puziss asked for trimming of overgrowth on Don Mills, Scandia and NME and was requested to fill out a work order for this work. He asked about the broken path lights and was told that we are going to try and secure them better. He also asked that the assessment be broken into two payments. When asked about the law suits on the road and additional townhouses, it was explained that both issues are still in the courts.

David Mermelstein suggested that we check our contract with the contractor who redid the clubhouse floor to see if they have any further responsibilities on this. He agreed with Harvey Levine about the basketball court needing attention as this is one of the few areas that the teenagers use regularly. A metal net will be looked into. He also suggested that he and other volunteers along with Ken could possibly fill in the wholes in the Village Green and install wood goals as this is a popular area for soccer playing. He then read an open letter to the Board on changing the bedroom concept for the dues basis which will be referred to the Legal Committee for immediate action.

Ken Misner asked about the moth infested crabapples and was told these would be sprayed in the spring, and that apparently they are okay for the fall and winter. He further suggested that the EMC sponsor somesort of program whereby the townhouse owners would work on the areas around their homes in terms of improvement.

Bob Hartzman and Ben Hendley both reiterated the need for the fountains and serious consideration be given to long term planning for the lake.

Bob Parker suggested that something be done to improve the access road to the clubhouse even though it is Bennett's property as it both a hazard and an eyesore; this was referred to the EMC. He further suggested that we buy some chairs (10) for the pool; and said that the MCA proposal was their idea and not the proposal of the former board. Further, both he and David Lamb asked for further statements on this year's expenses, reserves and that a financial statement as of September 30 be published in the November Newsletter.

The meeting was adjourned at 10:10 p.m.

NEW MARK COMMONS HOMES ASSOCIATION, INC.
Board of Directors' Meeting

October 22, 1975

ATTENDEES: Ken Weinstein, Larry Rotondo, Si Moskowitz, Bob
Whitcomb, Art Peters, Judy Mermelstein

The meeting was called to order at 10:20 p.m., by the
President, Ken Weinstein.

It was agreed that the Board meetings in November would
be held the first and third Wednesdays of the month (November
5 and 19).

The Board approved the proposed 1976 budget as it was
distributed to the community 5-0.

Art is to instruct Frank Kalin to have the fountains removed
from the lake by Monday, November 3.

The proxy form was approved with one minor change, a covering
memo was dictated and was approved for distribution this weekend
(October 24-26).

The meeting was adjourned at 10:50 p.m.

NEW MARK COMMONS HOMES ASSOCIATION, INC.
Board of Directors' Meeting

November 5, 1975

ATTENDEES: Ken Weinstein, Si Moskowitz, Bob Whitcomb,
Larry Rotondo, Judy Mermelstein

The meeting was called to order at 8:15 p.m., by the
President, Ken Weinstein.

The minutes were approved.

A report on the proxy status showed:

139	For
26	Against
5	Will vote at meeting
201	Votes uncast as of 11/5

Ken requested that the Board comment on the Cash Flow Statement
before it is printed in the Newsletter. Bob Whitcomb will do
splinters this month.

Si reported on a bill submitted by Frank Kalin on a duck house
for \$100. It was decided that the community would be willing to
pay \$50.00 if Frank could raise the other half from donations.

a general discussion then followed about the committee chairmen's
ability to authorize money for items in their budget. It was
decided that as long as Judy paid only those bills which were
specific to budgeted items, and not over the limit; this would be
up to the individual chairmen. The only time when Board approval
would be needed would be with surplus funds or over budget items.

Committee reports:

Lake - the fountains will be removed this weekend.

Tennis - Bob is checking into the \$5.00 fee for the league to be
either refunded or applied towards a tennis banquet.

Legal - Ken reported that this committee is looking into the feasibility
of changing the dues structure; the authority of the Board on imposing
fines; and the tax status of the community.

The meeting was adjourned at 9:15.

CASH FLOW STATEMENT
as of
October 1, 1975

Cash on Hand - 1/1/75		\$17,000
Plus: Income from:		
Dues		67,895
Other sources		<u>2,400</u>
Equals: Cash available		\$87,295
less: Expenditures for:		
Operations		21,439
Pool		15,200
Capital Items		9,146
Townhouse Refund		1,000
Utilities		5,300
MCA		1,500
Insurance		2,850
Taxes		7,100
Administration		3,665
Equals: Cash on hand 10/1/75		\$20,095
less: Expenditures anticipated for rest of 1975, net of anticipated income*		10,000
Equals: Anticipated cash on hand		\$10,095

*Consists of \$200 unemployment taxes; \$1500 MCA bill; \$3,000 utilities; \$400 insurance; \$900 administration; \$3,575 maintenance salary and health insurance; and \$425 operating budget.

NEW MARK COMMONS HOMES ASSOCIATION, INC.
Board of Directors' Meeting

November 19, 1975

ATTENDEES: Ken Weinstein, Larry Rotondo, Si Moskowitz, Art Peters, Bob Whitcomb, Judy Mermelstein and approximately 10 residents.

The meeting was called to order at 9:30 p.m. by the President, Ken Weinstein.

The minutes were approved.

The Treasurer reported that all 1975 dues were now paid.

Community Forum:

Paul Holland raised the question of the community buying the remaining Bennett (Ervin-Atlantic) property which will be going up for sale for \$105,000 by Riggs Bank who is holding the land as collateral against a note by Ervin-Atlantic.

Si Moskowitz explained all the conversations he has had with Riggs, the City of Rockville, Ervin-Atlantic, David Lamb and others about this property. Ben HENDley suggested we look into the remaining value of Bennett's bond with the city of Rockville. Mr. Flinchum suggested that we try and get Rockville to excuse the reverbeter clause on all property own by our Homes Association. Pat Taylor suggested that in the meantime we poll the community to get their feelings about possible purchase of the land, commercial vs. townhouses, etc. It was also suggested that the Legal Committee check into suing for the 4 tennis courts and other amenities owed the community by Bennett.

The next Newsletter will further clarify the use of workorders to be used for all jobs to be done in the community. We will also ask for volunteers to organize children's programs.

The residents of the 100 block of NME again complained about the fence being broken. The maintenance man was authorized to spend up to \$25.00 to open the fence with a walk-through and to encourage the teenagers to use this to get to the high school.

Judy was authorized to grant 15 non-resident memberships; any requests over that number must be brought before the Board.

A statement about late interest charges and suits against members who do not pay their annual assessments on time was approved to go in the December Newsletter and to be mailed with bills to absentee homeowners.

Money collected for the Tennis League will be refunded since there will be no banquet this year. Money earned from the tennis tournament will be turned over for the committee's use in January. The January Newsletter will ask for volunteers to chair this committee.

Rodger Spott was asked to write a letter to Mr. Kent of 15 Watchwater telling him that his metal shed is in violation of the Covenants.

The trailer in the 800 block parking can not be towed by the City as it has passenger tags. If it returns to the lot, the Board will consider initiating a suit against the owner to remove it.

A note will be placed on the car in the 400 Block of NME asking the owner to contact either Judy or Bob within 48 hours or the car will be considered abandoned and we will have it towed off the property.

The next Board meeting was scheduled for December 10.

The meeting was adjourned at 10:40 p.m.

NEW MARK COMMONS HOMES ASSOCIATION, INC.
SPECIAL COMMUNITY MEETING
Vote on Proposed Increase in Annual Assessment

November 19, 1975

ATTENDEES: Ken Weinstein, Larry Rotondo, Si Moskowitz, Art Peters,
Bob Whitcomb, Judy Mermelstein and about 25 residents

The meeting was called to order at 8:06 p.m. by the President,
Ken Weinstein.

Ken then listed the procedures (as set out in the By-Laws and Covenants) that the Board adhered in order to ask for the increase in assessment. Official notice of the meeting and the proxies was given in the October Newsletter. The budget was sent to the community along with a survey soliciting comments and priorities. Based on this response (about 100 residents turned in their surveys) the final budget was approved and the amount of increase necessary to meet this budget was sent out in proxy form. With a total membership of 371, and a 2/3 majority required to pass the increase (247) votes were needed. Before the start of the meeting over 300 proxies were collected. The final vote (including voice votes at the meeting) was: 263 for the dues increase; 63 against; 45 homeowners did not vote.

Many residents questioned whether or not the Board was working on changing the By-Laws and Covenants in general; and specifically with regards to the dues structure. Ken again said that the Legal Committee was working on this.

Many residents complained about the quality (or lack of) of upkeep of the community with specific reference to the trash, grassey areas that needed mowing, etc. Art again asked that residents fill out work orders and turn them into him on areas that need attention.

Mel Leshinsky asked if there had ever been an analysis of the number of members using each facility. The answer was no. Everyone agreed that more community participation was required, specifically with regard to structured activities for children and adolescents.

The meeting was adjourned at 9:10 p.m.

NEW MARK COMMONS HOMES ASSOCIATION, INC.
Board of Directors' Meeting
December 10, 1975

COMMUNITY FORUM - Ervin Atlantic Property Adjacent to Clubhouse

ATTENDEES: Larry Rotondo, Si Moskowitz, Art Peters, Bob Whitcomb,
Judy Mermelstein and approximately 20 residents

The meeting was called to order at 8:15 p.m. by the Vice-President, Larry Rotondo. Mr. Bud Bergdorf, an interested potential developer for the Ervin Atlantic property was introduced. Mr. Bergdorf explained that his main purpose in coming to the meeting was to get a sample of community feeling regarding use and purchase of the aforementioned property.

Larry reported that the questionnaires returned were only about 55 and that approximately 36 respondents favored purchase of the land by the community either by special assessment or mortgage of the clubhouse and the majority of the balance favored negotiation with a developer.

Each resident present was then asked for his/her comments. The majority seemed to feel that community purchase would be the best method, but most agreed that this probably wasn't feasible, and that therefore negotiation with a developer was probably out best alternative.

Karl Kniel's proposal of issuing bonds for the purchase of the land with or without partial mortgage of the clubhouse met with the best reception. Karl was to look further into this. Some of the residents favored the commercial concept (original plan) over additional townhouses. Everyone agreed, especially those residents whose homes would be closest to the proposed new townhouses, that as many trees as possible should be left standing; and as few as possible townhouses constructed.

Bob Whitcomb also questioned the legality of building more than 13 new houses, as the original PRU for the community only called for a total of 384 homes.

Further discussion and action was tabled pending more information as to the actual cost of the land; outcome of lawsuits; a report by Karl Kniel on the possibility of a bond issue and other side issues.

The meeting was adjourned at 9:45 p.m.

NEW MARK COMMONS HOMES ASSOCIATION, INC.
Board of Directors' Meeting
December 10, 1975

ATTENDEES: Larry Rotondo, Si Moskowitz, Art Peters, Bob Whitcomb,
Judy Mermelstein

The meeting was called to order at 10:00 p.m. by the Vice President, Larry Rotondo. The second set of minutes was approved as read, and the first set was approved as corrected.

Si reported that all the 1976 dues statements have been mailed out or distributed, and that we have already collected \$2500 in 1976 dues.

COMMITTEE REPORTS:

Pool - Bob will check with Chuck about the final payment on the pool relining.

Architectural Control - A motion by Si, seconded by Larry was defeated 1-3 asking the owner of the unlicensed car in the 100 block of NME to either remove the car or get tags.

After some discussion about a gazebo in the backyard of a home on Tapiola, it was decided not to do anything as the structure was not obnoxious and no one had complained about it.

Larry moved, and Bob seconded a motion which was passed 3-0 to write a letter to the resident on Farsta who had a split rail and anchor fence erected on his property; to respond to the Board within 10 days on why he should not be required to move or adjust his fence bringing it within the requirements of the Covenants.

Larry will also ask Rodger to draft specific proposals and guidelines for his committee. A letter was sent to the owner of the metal shed on Watchwater asking for its removal by 12/19.

Lake - Larry is getting bids for lake work to be started in the spring.

Tennis - Bob will check further on what is happening with the refunds.

Maintenance - Art will check on replacing the bannister with pipe; check the cracked sidewalks by 340 NME, inquire about one more mowing and getting more lights around the clubhouse and walkway leading to the clubhouse.

Newsletter - It was suggested that space in the Newsletter could be used to better advantage, i.e., making known the use of the clubhouse, etc.

Judy was asked to look into the cost of reproducing the By-Laws and Covenants for purchase by the residents (\$61.75 for 100 copies; \$81.25 for 200 copies) and also to check into the contract on the clubhouse floor.

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Bob Whitcomb commented that the Board had gone against it's own policy of not implementing procedures affecting the whole community without first soliciting comment when it effected the late fee and administrative charge on the 1976 assessment payments.

The Board then expressed its thoughts on the property adjacent to the clubhouse:

Art Peters - opposed to the purchase

Bob Whitcomb - wants to keep the option of purchase open, but is willing to negotiate with a developer - favored a wait and see what's going to happen attitude

Si Moskowitz - Opposed to purchase - open to the possibility of the bond proposal - would encourage residential construction

Larry Rotondo - Was in favor of the bond issue if the property could be sold before the bonds were to be paid back.

The entire issue was tabled ~~further~~ pending further information and action by Karl Kniel, prospective purchasers, etc.

The meeting was adjourned at 11:20 p.m.