

NEW MARK COMMONS HOMES ASSOCIATION, INC.
BOARD OF DIRECTORS' MEETING
JANUARY 3, 1984

ATTENDEES: Art Katz, Lucille Shriver, Deane Ducar, Walter Counts,
Judy Mermelstein

The meeting was called to order at 7:55 PM by the President, Art Katz.

Lucille reported that the 1984 budget was based on an 3.8% increase for dues. Her budget proposal was discussed basically in general terms. It was presented as a balanced budget. After much discussion it was decided to raise Judy and Rick's salaries by the cost of living index (3.8%). Part-time maintenance salaries are to be \$16,000. It was suggested that Gary's salary be only raised to \$5.50 from his present \$5.25/hour. Lucille was to check with Doug to see if his estimate for the tennis courts included possible line work and net re-setting. The clubhouse interior improvements to the fireplace room were deleted in favor of adding benches to the fence work. A request by the residents in 156 NME to have the fence repaired and lights put in that area resulted in the decision not to repair the fence but to authorize \$1000 towards lighting in that area, the rest to be paid by the residents and the work to be done by them. The community will assume responsibility for the electric bills for lighting as it does in the rest of the community. Judy was instructed to buy the two office phones rather than renting them. Rick was authorized to buy his tool chest out of budgeted "tool" funds and no new money was approved for this. The hole in the 200 block parking lot (\$900) will come out of existing budgeted sidewalk/parking lot repairs. Almost all other items are to remain. Lucille will refigure the budget to make sure that it balances and have it to Judy for publication in the February Newsletter.

Walter will be running for the Board and Art may have one or two other interested residents. He will check with Judy E. to see if she will continue as a member.

It was asked that Ardis and her committee look into the status of the retaining wall at the entrance block to the 800 block. It appears to be leaning.

The meeting was adjourned at 9:10 PM.

NEW MARK COMMONS HOMES ASSOCIATION, INC.
BOARD OF DIRECTORS' MEETING
MONDAY, JANUARY 16, 1984

ATTENDEES: Judy Eagle, Lucille Shriver, Walter Counts, Judy Mermelstein, Jane Simons and Mike Connihan from Tribune-Cable TV; residents: Sheila Avalos, Dale Friend, Al Levitt, Art Gelman, Robert Enger

The meeting was called to order at 7:40 PM by the Veep, Judy Eagle. Lucille reported that she had balanced the 1984 budget by changing tree replacement from \$1000 to \$602 and that a new or up-dated alarm system and painting of the tennis court fence are the only items not included. Walter moved and Lucille seconded the motion that we accept the 1984 budget as proposed. The motion was passed 3-0. (The Board had previously voted to raise the dues by the 3.8% cost of living increase.) Judy E. said she would speak with Kathy Gall about taking over the Newsletter editorship. A tentative date of March 18 was suggested for the Board cocktail party.

Contracts for the swimming pool fence and the clubhouse gutters and downspouts were signed. Judy M. is still waiting for an estimate from Wells Fargo on an alarm system for the clubhouse. Beltway wants \$1500 for a new system and \$80/month instead of the current \$59/month. Lucille asked if Rick could sand/salt the bike path and the path from the 800 block. Judy E. reported that the meeting she attended for candidates (only Mike Gordon showed up) but he reported that the environmental impact statement for the Falls Road Interchange was approved and that bids are going to be let in September for the work to proceed.

The rest of the meeting was given over to the people from the cable TV. We should be on line sometime in the summer. Each box will service 8 TV sets and will be 28 inches high and 3 feet by 2½ feet. They will have salesmen who will go door to door to explain everything to residents. Judy M. will meet with Mike Connihan and walk through the community to try and see if the boxes could be placed in the lease offensive sites as possible.

The meeting was adjourned at 9:12 PM.

NEW MARK COMMONS HOMES ASSOCIATION, INC.
BOARD OF DIRECTORS' MEETING
MONDAY, FEBRUARY 6, 1984

ATTENDEES: Judy Eagle, Deane Ducar, Lucille Shriver,
Walter Counts, Judy Mermelstein

The meeting was called to order at 7:35 PM by the Vice President, Judy Eagle.

There was a long discussion on the two proposals for a new alarm system for the clubhouse. After much debate Walter moved and Deane seconded a motion to have Beltway Alarm redo the system provided that they discount the present service as the system is now not operable. We own the current system and it cannot be repaired without undue expense and the system being 16 years old, is antiquated. The motion was passed 4-0.

Walter Counts will be the Board liaison with Tribune-United on the Cable TV. Judy will try and get in touch with Mr. Gans President of the North Farms Citizens Association and have him attend our next meeting to discuss how they worked out an agreement with Tribune on location of the boxes, etc.

The Board Cocktail party is now scheduled for March 25.

The Annual Meeting is March 12.

Lucille is checking into new insurance policies at a better rate. She also suggested that we look into smoke detectors for the Clubhouse. To have a fire/smoke alarm system hooked into the alarm system is prohibitive in cost.

Judy E. will check with Doug Worthing on the tennis court repair contract.

Each Board member is to try and find a Newsletter Editor (found one) and residents to run for the Board.

The meeting was adjourned at 8:50 PM.

ALL COMMITTEE CHAIRPEOPLE: Please plan to attend the Annual Meeting on March 12 and have a report ready and put on your calendar March 25th (2:00 PM - 5:00 PM) for the Board Cocktail Party. We ask each Committee Chairperson and each Board Member to contribute an appetizer for the BOD party. If you CAN'T, please let Judy Mermelstein know.

NEW MARK COMMONS HOMES ASSOCIATION, INC.
BOARD OF DIRECTORS' MEETING
FEBRUARY 20, 1984

ATTENDEES: Art Katz, Judy Eagle, Walter Counts, Deane Ducar,
Lucille Shriver, Judy Mermelstein, Wendy Plotkin,
Marvin Sirkis

The meeting was called to order at 7:37 PM by the President, Art Katz. Judy M. will have Rick look into somehow hooking up a or several smoke alarms for the Clubhouse into an outdoor siren that would be different from the alarm system. Lucille reported that as of January we are on budget and that she will have the February report for the Annual Meeting. Judy M. will try and have Mr. Gans from North Farm attend a March meeting to discuss his association's agreement with the cable outfit.

Wendy Plotkin and Marvin Sirkis asked that the Clubhouse be used free of charge for a fund raising event for Sima Osdoby from NMC who is running for City Council. After much discussion Lucille moved and Deane seconded a motion that was passed 4-0 with an abstention by Art to make the clubhouse facility available for Sima for no fee for a fund raising event. It was further agreed that the facility would be available to any candidate from NMC running for a public office on a case by case basis.

Art has asked Judy M. to log in and out all correspondence and to whom it was sent for action so that hopefully nothing of importance will be overlooked. Judy M. will also organize the cocktail party.

Art reported that when we get METRO it will cost \$7 to get into DC roundtrip and that this was a lot of money. Judy E. will draft a statement for the public hearing scheduled on February 29th about this. Correspondence on the up-dating of the 15 Year Master Plan for the schools was referred to Janice Perry.

A request for a financial seminar in NMC was okayed if the parties interested were willing to rent the clubhouse for its usual fee, providing that someone would sponsor it from the community and that if a fee were charged it would be nominal.

Walter will attend a meeting on the City's policy about residential development in housing. Art will draft a statement for this.

Art reported that a lot of people are upset with the proposed widening of I-270 to 12 lanes and this may help our cause in proposing the interchange at Falls Road. We did get 200 signatures against the FONSI and request for an environmental impact statement. Art will keep us posted on this. He and Art Gelman will attend a meeting on February 22 on the inter-connector issue. So far we have heard nothing further on the proposed development of the Ritchie Parkway area. No further word on what is happening with the proposed housing for the elderly after their defeat. Judy M. has called Mr. Burgdorf about his contractor using water from the garage for the construction. The tennis court repair contract was signed.

The meeting was adjourned at 8:35 PM.

NEW MARK COMMONS HOMES ASSOCIATION, INC.
BOARD OF DIRECTORS' MEETING
MONDAY, MAY 7, 1984

ATTENDEES: Art Katz, Judy Eagle, Lucille Shriver, Walter Counts,
Deane Ducar, Doug Worthing, Judy Mermelstein

The meeting was called to order at 8:45 PM at the home of Judy Eagle by the outgoing President, Art Katz.

Judy M. again stated the problem of getting pool supplies/chemicals to the clubhouse. It was suggested that until Burgdorf gets his streets in, the trucks will have to use the bike-path and come up around the back of the clubhouse on the grass.

Art then passed around the final bill from Boscoe, Curry & Paulsen for \$969.06 which was \$469.06 above what we authorized. Both Judy E. and Doug found the bill reasonable for the work involved. After a short discussion a motion by Lucille, seconded by Deane was passed 5-0 authorizing full payment of the bill. Bob Curry understands that if we want to engage his services further at a later date, we will set up a new agreement.

Art then passed out copies of a letter to Mayor Freeland with back-up material requesting that the City set up a Land Use Committee with interested communities, the City, etc. to review zoning changes, traffic questions, etc. before land is sold by the City and County around the Ritchie Parkway extension and other areas of the City. The Board will review this material and decide whether to send the letter.

Art then discussed in some detail the land use possibilities of the land surrounding the proposed Ritchie Parkway extension which could be anything from garden apartments to 3 million square feet of office use. He also discussed the property behind the community (the Oakridge School Site and the Poor Farm). We were not informed about these properties until April 26 which was after the April 15 deadline for comments. The land use committee is looking into this.

Walter agreed to be the liaison for keeping on top of the I-270/Falls Road interchange issues with Alan Bender who is now taking over responsibility for these issues. Walter will try and get Ed Grenning and some other community members to help monitor this. Art will draft a letter stating how the local street systems and interchanges will not be able to handle a 12 lane I-270 and submit it to the Board for their decision as to whether to release it from the Board. Lucille and Judy E. agreed to act as liaisons to the Land Use Committee.

Art will do Splinters for May.

The Board elected Judy Eagle President, Walter Counts Veep, Lucille Treasurer, Judy Mermelstein Secretary with Deane and Doug as members-at-large.

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Judy M. then brought up the issue of rehiring our security guards. The price has gone up from \$7.00 to \$7.35/hour. We budgeted \$3700 for this. It was decided to start the guard on Friday, May 18th from 10:00 PM to 4:00 AM daily (42 hours/week) until Labor Day with the understanding that hours could be cut back for pool parties and if the Board so deems necessary. A motion by Deane, seconded by Walter was passed 5-0 for this.

A request by Rick W. and Dick Leary of the Lake Committee to spend \$410 for a new cable for the small fountain and \$80 for a transformer (money to be taken from the dam repair that will not be done this year [\$600 budgeted for this]) was approved in a motion by Doug, seconded by Deane, 5-0.

Judy M. will further check with the contractor on the exact figures for lights in the 100 block, and will also find out what the PEPCO hook-up charges will be, and how much it would cost in addition to have the lights metered. There was some discussion as to having the residents pay half the fee, but further discussion was tabled until all the figures are in.

Mr. Jackson of the Artery Organization which is taking over the Summit Apartments requested permission to plant trees on NMC property which they would maintain, down by the spill-way to the lake on Monroe Street. The purpose of this is to enhance the entrance way to Summit. The Board agreed to this, conditional on the approval of the Landscaping & Grounds Committee and the agreement in writing from the Artery Organization.

Judy M. will check with Rick to see if fishing is permitted in the lake. She will also let Rick know that the 200 block needs mulch for their center circle.

Judy E. requested that we check with Tim and Ann to see if the swimming pool hours could be extended early in the morning for serious swimmers. Judy M. will check with them to see if this is feasible and also what it will cost. There was some discussion of taking a sample in the newsletter as to how many residents would use this service, if possible.

The meeting was adjourned at 10:30 PM.

BOARD OF DIRECTORS' MEETING
MONDAY, MAY 21, 1984

ATTENDEES: Judy Eagle, Walter Counts, Deane Ducar, Lucille Shriver
Judy Mermelstein

The meeting was called to order at 7:35 PM by the President, Judy Eagle.

Judy E. asked that the Board review the 1985 Rockville City budget for any comments as they are due by May 29.

Apparently the Land Use Committee did meet on May 14th, and Lucille said that she will ask Sima to keep her informed of what is happening so that she can keep the Board apprised.

Walter commented that most of the Committees seem to function autonomously within their budgets, but some need to report to the Board, i.e., Land Use.

Judy E. reported that the tennis court repairs are finished and that there are monthly events scheduled (see Newsletter). This committee also has a wish list for lights (possibly to be paid for in use on an hourly basis); two or more new courts; and the possibility of a tennis bubble over at least one court, again to be paid for use time. We all agreed that there is no money for this now.

A lengthy discussion was held about the possibility of installing lights in the 100, 300 and 800 block of townhouses and alternatives. Lucille will do a whole article for the June Splinters outlining costs, resident share of the costs (at least 50%), alternatives, and soliciting community input. Deane will do an article on the landscaping awards to be given by a committee of three independent observers from outside garden clubs who will drive through the community on May 22, picking out one award and a runner-up for front gardens only for both townhouses and single family homes. Next year we will focus on back yards.

The Spring Walk was scheduled for SATURDAY, JUNE 9th at 4:00 PM - starting at the clubhouse. At that time the Board, Elias and Ellen Stein will look at needed sidewalk repairs, fence repairs, erosion of the lake area around 184 NME, etc.

A brief discussion was held about vans parked illegally on community property. Judy M. said she has a form she can send to the owners.

We are awaiting the return of questionnaires in the Newsletter on extended pool hours in the AM for lap swimmers before any decision is made.

Judy M. will try and take a sampling of fences (those that are in the back of Farsta Court backing up onto NME) that need repairs and see if we can't get a contractor to agree to do them all at once if residents so wish.

The meeting was adjourned at 8:50 PM.

BOARD OF DIRECTORS' MEETING

June 4, 1984

ATTENDEES: Judy Eagle, Walter Counts, Deane Ducar, Doug Worthing,
Sima Osdoby, Judy Mermelstein

The meeting was called to order at 7:40 by the President, Judy Eagle.

Judy E. suggested that we investigate the possibility of extending outside memberships (currently \$339) to other residents of the area. There could be a problem with the Covenants which call for 384 Class A Memberships and to what areas we would extend this membership.

Sima Osdoby then gave a brief history/report on what the Land Use Committee is facing for the rest of the summer. She discussed the fact that the piece of property known as the Poor Farm was divided by I-270 when it was built and that the parcel now on our side of I-270 and the Oakridge School site have now been bought by the Westmont Development Partnership. The community's position as stated in the Area 3 Neighborhood Advisory Planning Group report was that this property should remain zoned R-90 (which is single-family residential). Included in this background history is the fact that Monroe Street has been truncated at the end of New Mark Esplanade and that the Federal Government requires the City/County to build a bridge over I-270 to complete the circumferential Ritchie Parkway when development on the above mentioned parcels is completed. Westmont was the only bidder on these two parcels. The City zoning could be R-S which is a less dense single family zoning category. The County goal in selling this property is to obtain needed cash.

One of the problems with the Poor Farm is that there are indigent graves on the property which must be exhumed, but Sima indicated that some of the graves are recent and others are unidentified and unmarked and that there are probably no relatives to be concerned about moving them.

Westmont is interested in building 3 million square feet of office space, which could include buildings of 15 stories about the size of the GBS building in Rockville; but they will need a new zoning category from the City to do this. Westmont will also build Ritchie Parkway and a lake which is proposed to be for storm water management. The City Planning Staff maintains that the land cannot be developed residential. Mike Huke and Tam Nguyen both of NMC, a developer and architect respectively have walked the land and say that it is possible to develop it residentially.

Background history on the Area 3 Neighborhood Planning Group - this process was begun in August of 1982 with the final report (which was distributed to the Board) finished in August of 1983 with recommendations on the Master Plan to keep this land residential. The City is recommending light research and development. One of the major problems is access to the land and traffic/parking problems.

College Gardens also has a school site that is up for sale by the County and the residents of that area have asked the City to buy the site and have it turned into recreational use (10 acre site as opposed to almost 50 acres that Westmont has bought up).

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The Land Use meeting scheduled for the Clubhouse on June 5 will include representatives from Markwood and Hungerford/Stoneridge as well as NMC. Unfortunately all the decisions will be made this summer and therefore the committee will need as much help with research etc. as possible NOW. Westmont will make its presentation to the City next week and the County will be meeting the same day on the sale of the land. The zoning responsibility rests with the City. Apparently it is difficult to change the Master Plan unless there has been a change in circumstances or if the Master Plan contained errors. One of the central issues is does NMC want to testify before the County on the use of this land. NMC and many other groups feel that there is a serious problem with credibility on the part of the City and that we have been strung along on this issue of this land use. We will be fighting a big corporation (Westmont) with much money behind them. There may be law suits involved; Westmont will sue the City if they don't change the zoning; the neighborhoods may sue if they do.

Sima will come back to the Board with the recommendations that the Land Use Committee comes up with and these may have to be taken to the community as a whole for consideration. The community position as stated in the Neighborhood Planning Advisory Group report is that we want only R-90 zoning as is called for in the Master Plan. The problem now becomes one of strategy.

Walter reported that he spoke to Art Katz about writing a letter about the proposed widening of I-270 to 12 lanes. Art is still thinking about this as it now appears if this does happen, it will postpone the Falls Road Interchange for another 10 years.

A motion by Walter, seconded by Doug was passed 4-0 to accept Ardis' recommendation to purchase 2-3 barberry bushes and a ground cover to help the lake/dam area of the lake which is eroding. A further request to pave the path to Monroe Street and put in a one or two rail-road tie dock will be considered for the 1985 budget.

Deane will call the few deadbeats and Judy M. was authorized to have David Lamb take legal action against the chronic deadbeats.

Only 5 residents responded to the extension of the pool hours for early morning lap swimmers so the proposal is dropped.

Deane then explained about the prizes for front-yard landscaping which was a big success. She will do an article for the June Newsletter. Judy E. spoke with Lucille who is having some problems wording the article on the proposed lighting for the townhouse areas. This will be discussed further on the Spring Walk which has been rescheduled for 10:00 AM on Sunday, June 10.

The meeting was adjourned at 9:00 PM.

NEW MARK COMMONS HOMES ASSOCIATION, INC.
BOARD OF DIRECTORS' MEETING
JUNE 18, 1984

ATTENDEES: Judy Eagle, Walter Counts, Deane Ducar, Doug Worthing,
Carl Root, Sima Osdoby, Judy Mermelstein

The meeting was called to order at 7:45 by the President, Judy Eagle. Carl Root brought in an application to add a 400 square foot addition to his house on Tapiola Court. Judy M. will check with Al Levit and Mike Miller the new co-chairmen of the Architectural Control Committee on this as Elias is moving within the next 2 weeks.

Sima reviewed what is happening with Westmont. Most of important information was in the Newsletter. The Area 3 Neighborhood Planning Advisory Group report has still not been presented before the Planning Commission and there is a request that this be done after the summer. There is still a question as to whether the County will sell Westmont the 50 acres involved in the Poor Farm and Oakridge School site to add to the approximately 150 acres they already own. Westmont has proposed to build 2.5 million square feet of commercial buildings (3-15 story buildings with auxiliary facilities) on land that is zoned residential. One of the major problems is access to the property and what will happen to traffic in Rockville. The alternative plan includes the commercial and 68-160 townhouses.

Options for action include asking the Council (Mont. Co.) to covenant the land so that it cannot be developed commercial, taking Westmont to court; stopping the City from changing the zoning etc.

Sima reported that the Land Use Committee will be making recommendations to the Board hopefully in writing at the Board meeting on July 2. The Committee has divided into task groups along with residents from Hungerford/Stoneridge and Markwood. Another thing that we are waiting for is reaction from the Mayor on a letter sent by various civic associations requesting that the City set up a task force on the Westmont Development.

Walter and Sima will attend the Planning Commission meeting on June 20 where they will be discussing Westmont.

The Board authorized Judy M. to contact David Lamb and have him sue those residents who have not paid their association dues by the end of June.

The meeting was adjourned at 9:07 p.m.

BOARD OF DIRECTORS' MEETING
July 2, 1984

ATTENDEES: Dorothy Strelser (Merrill-Lynch), Judy Eagle, Walter Counts, Lucille Shriver, Doug Worthing, Sima Osdoby, Marty Reiss, Jim and Carol Adcock, Paul Grandin, Judy Mermelstein

The meeting was called to order at 7:40 by the President, Judy Eagle.

Dorothy Strelser from Merrill-Lynch then discussed the adjustable rate mortgages (ARM) vs the 30 year-fixed mortgages. This type of mortgage came out of a need for creative financing and helps the home buyer to qualify at a lower rate. They have lower interest rates with both an upper and lower cap. This benefits the seller because it reduces the market time for homes and there are a variety of different ARMs. This type of mortgage requires at least 5% down. Sima then asked about the plusses and minuses of selling homes in NMC. Dorothy said that the plusses are the Metro, the price of the new homes and the generally excellent condition and upkeep of the community. One of the minuses is the fact that as the community gets older there is a possibility that the fees may increase although so far NMC has an excellent history on maintaining dues.

Sima and Marty (Land Use Committee) then presented a memo to the Board suggesting that the Board write three letters and one memo on the Westmont issue. The memo presented to the Board was a result of a meeting with other neighborhoods. One of the letters would ask that the review of the Westmont proposal be delayed until October instead of August 1 to allow input from communities and also be at a time when more residents would be available. Marty Reiss is looking into obtaining the videotape presentation of Westmont to be shown at a community meeting. Sima reported that the Westmont people would like the Planning Commission to process their proposal as a neighborhood plan thus speeding up the process. The Committee felt that the the Area 3 Plan needs to be reviewed first. Walter will work with Marty to draft the letters recommended be sent out by the Board and Judy M. will distribute them for review.

Sima also commented that no one knew about the work done at the end of the 800 block truncating New Mark Esplanade and that the job done is not very professional. Both she and Judy M. called the City to let them know this.

The Adcocks and Paul Grandin attended the meeting over an incident involving the Adcocks, their son and Tim around swim team issues. Doug read the Adcocks' letters to the Board and to the Swim Team Parents' Club. After much discussion it was decided that the dialogue at the Board meeting had been helpful, that there was a difference in philosophy being discussed; that unfortunately tempers flared, and that at this point Jamie will not swim for the rest of the summer but will be on the swim team next year. When Doug questioned what outcome the Adcocks would like, Carol commented that she just wanted a discussion and an explanation of what had happened. The issue was basically resolved to everyone's satisfaction.

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Lighting Survey - Three out of the four residents involved in the 800 block voted for the alternative solution which is spot lights. Lucille will speak with them as to where these are to be placed and when we will do this. In the 100 block, out of 42 homes we received 25 yes votes, 2 no votes and 1 vote from a renter. A motion by Lucille seconded by Walter was passed 4-0 to instruct Judy M. to ask Mr. McAmis to collect the \$100 fee from the residents and then we would get the contract signed and the work started. A letter will be sent to the residents explaining where the lights will go, etc. once the money is collected.

Walter will do Splinters for July.

Judy M. will call Deane and see what sidewalk repairs she was talking about. Judy M. was also authorized to see if Mr. Burgdorf's black-topping contractor would also give us a bid on the bike path and basketball court to be done at the same time.

Judy E. purchased horseshoe and volleyball equipment to be used in conjunction with the pool July 4th celebration.

Doug, Judy E. and Walter all agreed that unless there is a pressing need for action that all matters pertaining to I-270 be dropped.

A discussion initiated by Doug on increasing Rick's salary mid-year by \$2,500 and then possibly again in January was tabled after much discussion until budget time.

The meeting was adjourned at 9:22 pm.

NEW MARK COMMONS HOMES ASSOCIATION, INC.
BOARD OF DIRECTORS' MEETING
JULY 16, 1984

ATTENDEES: Judy Eagle, Walter Counts, Deane Ducar, Doug Worthing,
Judy Mermelstein

The meeting was called to order at 7:55 P.M. by the President,
Judy Eagle. The minutes and agenda were approved.

A brief discussion and review was then held of three draft letters:
to Charles Gilchrist, to Mr. Hamill and to Mayor Freeland. After
Judy E. requested that Walter get her the SHA data for the Gilchrist
letter, a motion by Deane, seconded by Walter was passed 4-0 to approve
the letters to be sent out.

A brief discussion was then held on the 4 signs the City posted about
dog excrement deposits. Further action on this issued was tabled to
a meeting in August.

The residents of the 100 block have requested that a letter be written
to them explaining that the option to assess \$100/resident in that
area for lighting was passed and that neighbors would be collecting
this. Judy M. will ask Lucille to write the letter.

New Business - Judy E. wrote a letter to the owner of 326 NME giving
him one week to remove the gravel and sand that was to be used for
his patio from community property. She will write a second letter
asking him to clean-up the debris also.

Judy M. will check with the insurance company about changing the signs
on the lake to allow residents only to boat and swim and ice skate.

It was recommended that Rick remove the Long Fence sign off the new
pool fence.

Judy M. then discussed some of the problems that we had with the
security guard in June including heavy vandalism of 15 cars during a
party at the clubhouse and the theft of some items from the guards'
closet. The guard situation is vastly improved in July. Judy M. will
also check with Judy Rudolph about the situation regarding the Grennings
wanting to take down hardwood trees in their yard. There will be an
article in the September Splinters regarding this.

It was reiterated that Rick and his summer workers are allowed access
to the pool and other NMC recreational facilities if they so desire.

Judy M. will check with Rick on possible concrete repairs this year.

The meeting was adjourned at 8:35 PM.

NEW MARK COMMONS HOMES ASSOCIATION, INC.
BOARD OF DIRECTORS' MEETING
AUGUST 6, 1984

ATTENDEES: Judy Eagle, Walter Counts, Lucille Shriver, Deane Ducar,
Al Levit, Mike Miller, Sima Osdoby, Judy Mermelstein

The meeting was called to order at 7:40 PM by the President, Judy Eagle. Mike and Al, new co-chairmen of the Architectural Control Committee reported that with the aid of Tam Nguyen they have approved two requests and one is approved pending the signature of the immediate neighbors. Things seem to be moving smoothly with this Committee. It was suggested that the Form for this committee be printed from time to time in the Newsletter along with City regulations about pets, information on where to obtain the outside light fixtures and other reminders.

Judy E. will check with Bob Walkington about removing the debris from his property near the bike path. Walter will ask Eric Burgdorf to attend the next Board meeting to discuss any aid the community could give them in helping to sell the new houses and a possible status report.

Judy M. will check with the United Cable people to see what is happening and when for New Mark. Lucille will write the letters about the lighting in the 100 and 800 blocks. Judy Eagle will do Splinters for September and Lucille will do an article on the lighting (there is no August Newsletter). A motion by Lucille, seconded by Deane was passed 4-0 to authorize Rick to put lights up on the outside of the garage (if feasible) to try and shed some illumination in the parking lot.

Sima then gave a brief up-date on what is happening with the Land Use Committee. The Neighborhood Planning Group is working with the Planning Commission reviewing their plan and the staff draft. There have been two useful working sessions so far. The sticking point seems to be the recommendation that the boundary of the planning area should be switched to Ritchie Parkway. These sessions and all normal activities are suspended for the rest of the summer. Her comment was that the newspapers were making a big to-do about issues that don't exist. Mark Allen (North Farm) commented about an omission about a work force in the City minutes on Westmont and therefore there may be a 6 week extension on this. The City staff is still working on the Westmont traffic forecasts. Nick Storer from Potomac Springs sent a letter to the City about their non-response to a May 7 letter asking for a task force and he still hasn't heard anything. Vi Hosvespian brought up this matter before the last City Council meeting. The City is still planning to go ahead with the Ritchie Parkway process in the fall. The City has filed for the lake to be developed on the Westmont property. This will be a storm management lake (much like ours) and requests for a public hearing on this will have to be filed by the end of this week. The size of the lake will depend on the size of the eventual development and questions as to how it gets paid for and how it will be maintained are of prime interest.

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Sima also commented that there seems to be a lack of communication between City, State, County officials and communities. Comments on the Oakridge and Poor Farm sites have been extended through August. The County Executive has to make a decision on this but the City will make the zoning decision.

On the issue of I-270, Sima commented that no one has paid much attention to the effect of noise on our community. Judy E. suggested that maybe we should spend up to \$500 for noise engineers from Woodley Gardens to give us some advice. Sima replied that these are services we should expect the City, County or State to give us. Walter commented that any action now on this issue may be premature - since we don't know exactly where things stand procedurally. Walter and Judy E. and perhaps Marty Reis will try and drop in on Saturdays at City Hall to speak with the various Council members. It was suggested that John Tyner would be a good member to speak with.

Judy M. will try and get a copy of the proposed changes in the City ordinances on vendors and peddlers' licenses.

Judy E. commented on a loud pool party. Judy M. explained that we get about one of these each year. When asked to turn down the noise, they did.

Judy E. will speak to Jim Morentz who has the volleyball equipment about possibly setting up a weekend game on a permanent basis.

Comments on Walter's draft letter to the Editor re Mayor Freeland's appointment to Eisinger-Kilbane will be given to Judy E.

The meeting was adjourned at 9:07 PM.

NEW MARK COMMONS HOMES ASSOCIATION, INC.
BOARD OF DIRECTORS' MEETING
TUESDAY, SEPTEMBER 4, 1984

ATTENDEES: Judy Eagle, Walter Counts, Lucille Shriver, Deane Ducar,
Doug Worthing, Sima Osdoby, Ardis Fisher, Judy Mermelstein

The meeting was called to order at 7:40 pm by the President,
Judy Eagle. The minutes and agenda were approved.

Sima commended the Social Committee for a fine family barbeque event put on on labor day. She then spoke about the Analysis of Development Opportunities and Constraints for Planning Area 12 (Westmont) Preliminary Draft - Department of Planning - August 1984. They have one copy and Judy M. will try and get at least 2-5 from the City. According to one opinion what the Planning Commission was doing was illegal according to Rockville Ordinances and therefore 2 extra weeks was bought and the review of the above mentioned document will be held on September 12. What is done with the 200 acres of land is of vital importance to the whole City and the Planning staff is pushing for fast work and adoption by November. There are two problems: (1) procedural (issue of time) and (2) of substance. 2.5 million square feet of parking space and other (5 million square feet of structures which is as large as the Town Center. Perhaps there will be a new zoning category for Rockville which will allow 15 story buildings in exchange for open spaces. Also the transportation figures were quite low for traffic. There are 3 possible scenarios: (1) all residential both north and south of Ritchie Parkway - possibly 996 homes or more (2) all commercial, with a maximum of 1.6 million square feet; or (3) a combination of residential north of Ritchie Parkway with apartments and single homes and 1.1 million square feet of commercial south of Ritchie Parkway. A consultant said that all 3 scenarios are profitable but the most is obviously commercial. The immediate next step is a meeting on September 5 which is a work session with the Planning Commission and Area 3. The question of boundaries is still being side-stepped and they are talking about what will be done to the Westmont property. The real issue is what happens on the 200 acres and what Ritchie Parkway will service and what kind of development it will permit.

Walter then commented that Mike Davis reported that there will be no sound barriers for the expanded I-270 unless there is a new subdivision and the Federal government will not claim responsibility for barriers installed by new developments. Area 3 proposed that the City develop a new set of regulations about buffers and noise barriers. Office buildings will not serve as a noise barrier on the Poor Farm and Oak Ridge land. It was recommended that the City should be encouraged to study the noise problem and the possibility of barriers, trees, etc. There was also a question of access for Westmont through Scandia. This will also be investigated. Judy M. will try and get information about the public hearing on September 25 on Ritchie Parkway out in the September Newsletter to come out the weekend of the 15th.

Ardis Fisher reported on the Maintenance Department. It is their policy that if residents claim part of the commons property near their residences to improve it with plantings, clearing out, etc., that they now maintain that areas. If they fail to maintain it, then the community will allow it to grow back to its natural state. The idea is to cut down on maintenance problems such as the steep bank in the 800 block, rather than creating more work. The water run-off problem along the path behind the Burgdorf construction has been solved unless we have an exceedingly heavy deluge again. The large fountain has been pulled for the season since it needs a major part. Ardis will see that the lake is cleaned up now that Rick again has some part-time workers and he himself can devote time to other items than mowing. Ardis will soon be presenting a wish list for fall planting and other maintenance items.

Judy E. spoke of some problems with our security guard. It was suggested that we start looking into another company for next year.

Clara Lingenfelter, mother-in-law of Barbara Lingenfelter, owner of 174 NME where the fire was assured Judy E. that the townhouse would be totally restored within 3 months time.

Some residents have asked to start up a playgroup on Friday mornings. The Board agreed to this pending Lucille's checking on insurance coverage.

Deane will do October Splinters.

Walter will get Judy M. the address of the owner of the commercial truck parked in the 200 block.

Judy M. will send the City the letter asking that the signs pertaining to dog excrement be taken down.

The meeting was adjourned at 9:20 pm.

Emergency Meeting: Land Use Committee and Board of Directors
Sunday, September 9, 1984 - 10:30 AM
9 Don Mills Court

ATTENDEES: Judy Eagle, Deane Ducar, Walter Counts, Doug Worthing,
Tam Nguyen, Cynthia Malament, David Lamb, Steve Plotkin,
Rose Krasnow, Brian Walsh, Kay Conover, Marty Reiss,
Sima Osdoby, Ann Reiss (late)

The meeting was called to order by Sima Osdoby at 10:45 AM. Marty and Sima explained that they felt that events were now progressing rapidly on the Westmont proposal. They had called this emergency meeting to determine what actions would be required by the community in advance of the September 12 Planning Commission meeting.

Several letters, articles and documents were circulated for review by attendees while Sima and Marty explained events to date. While the Area 12 (Westmont) issue was not on the agenda for the September 5 Planning Commission meeting, a letter from the County Executive had been circulated then. The letter indicated that the options reported out at the previous week's Planning Commission meeting were unacceptable to Electronic Data Systems (EDS), a firm interested in consolidating its local operations on the Westmont tract. Unless the Westmont proposal (of 2.5 million square feet of commercial development) was considered, EDS would pull out of Montgomery County. Mr. Gilchrist had stated that he had directed the County's Transportation Department to review the City's traffic analysis (which had found that the planned road network could support no more than 1.6 million square feet).

In response to this, the Planning Commission instructed its staff to add a fourth option (Westmont) to the 3 it had submitted the previous week: ([1] all residential; [2] 1.6 million square feet of commercial; [3] residential north of Ritchie Parkway and 1.1 million square feet of commercial development south of Ritchie.)

In addition both the County Executive's letter and communications from EDS and its representative indicate that assurances had been made by City officials that the "rezoning" could occur by October 1984. North Farm plans to speak at the September 10 Mayor and Council meeting on procedural issues.

Discussion followed. Steve Plotkin wanted to know the implications for NMC. Tam brought up the future of Monroe Street. Other implications: aesthetics; air and noise quality; traffic impact; school population.

Cindy and David indicated that a letter prepared by David Evans and signed by 4 members of the NPAG for Area 3 (our area) objecting to procedural matters in the handling of Area 12 was well done and a good start. The reporting out of the Westmont proposal on September 12 seems a foregone conclusion. It will be the first formal step in amending the Master Plan. Should that occur, it would place the burden on us to show that the change to the Plan

EMERGENCY MEETING: Land Use Committee and Board of Directors
Sunday, September 9, 1984
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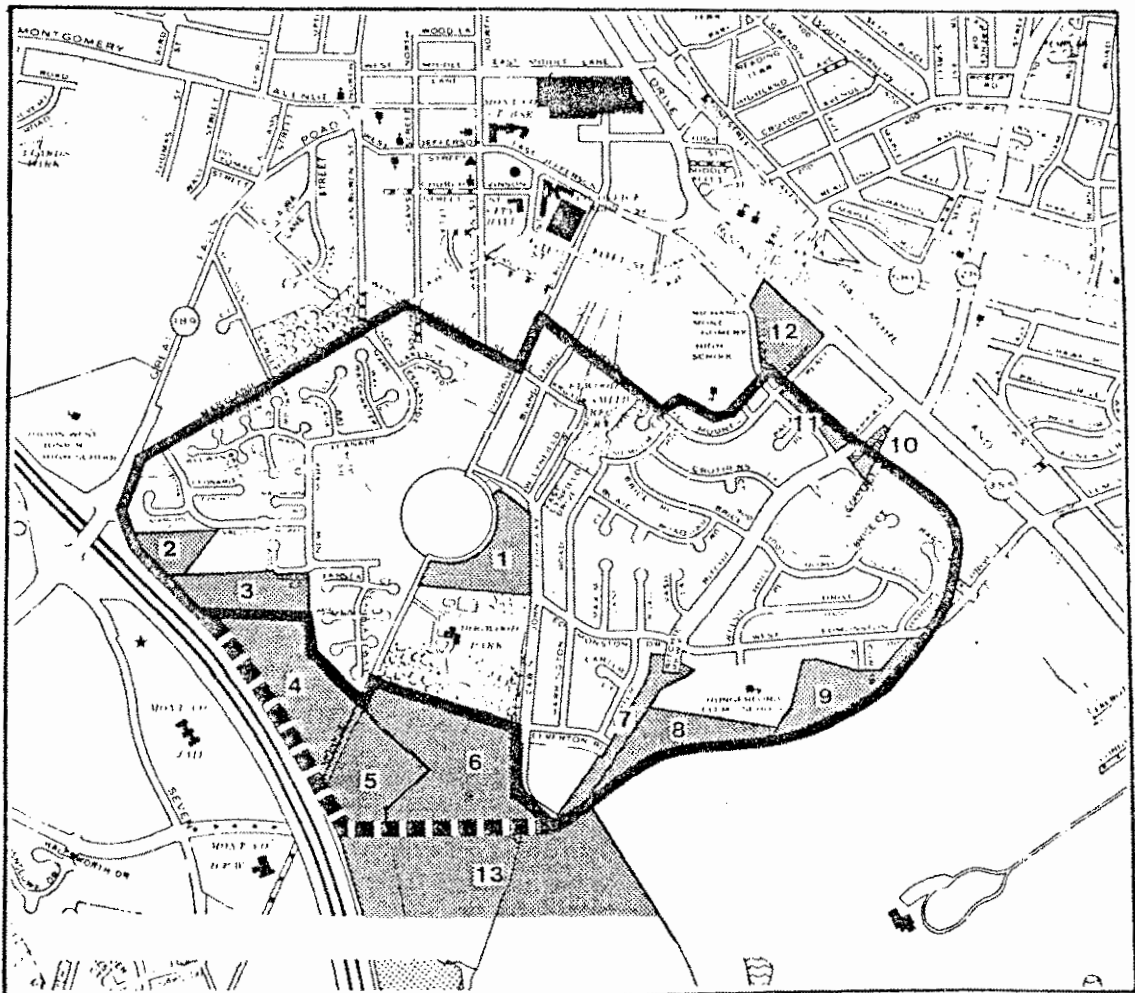
was arbitrary and capricious. (But if an applicant simply were requesting a change in zoning, the burden would be on the applicant to show a change in circumstances or a mistake.) This is being rammed through.

After a general discussion of possible responses that might be attempted, Cindy expressed the opinion that it would probably be futile to attempt to contest the Westmont proposal on a substantive basis. The only feasible approach would be to attempt to delay the approval process on the basis of legal technicalities. Walter agreed that the only vulnerable point in the County-City-developer drive appeared to be the time element. He asked what would be the first step if we were to adopt the delaying strategy. David replied that we would need to retain counsel specializing in zoning problems and asked how large a retainer we could offer. Judy suggested \$1,000, noting that the Board of Director's Treasurer, Lucille, was not present. David felt that \$5,000 would be the minimum. Sima offered to provide a list of representatives of the affected neighborhoods, and David agreed to explore with them the possibilities of a joint financial effort and also to look for a suitable law firm that would be willing to take the case. Walter suggested that we tentatively accept the \$5,000 figure, subject to subsequent discussion by the Board of Directors with Lucille. Judy and Deane agreed.

This strategy met with general agreement. David will give a progress report to the Board on September 17, 1984. Marty will prepare a one-page statement of the community's position.

Policies and strategy will be further discussed by the Land Use Committee.

The meeting was adjourned at Noon.



MAP 5: LAND USE RECOMMENDATIONS FOR PLANNING AREA 3

TABLE 1: Summary of Land Use and Zoning Recommendations

<u>Parcel</u>	<u>Existing Zoning*</u>	<u>Proposed Zoning</u>	<u>Land Use Recommendation</u>
1	R-90	R-90	Recreation & Stormwater Management
2	R-90	R-90	Residential Single-family Dwellings
3	R-90	R-90	Recreation
4	R-90	R-90	PRU compatible with New Mark Commons
5	R-90	R-90	
6	R-S	R-90	
7	See text for discussion		Recreation & Stormwater Management
8	R-60	R-60	Residential Single-family
9	R-60	R-60	Residential Single-family
10	See text for discussion		To be determined after final alignment of Ritchie Parkway
11	See text for discussion		Recreation
12	O-1	O-1	Office
13	R-S & R-E	R-90	Residential

*Existing zoning is in conformance with the 1970 Master Plan.

MINUTES OF BOARD OF DIRECTORS MEETING: SEPTEMBER 23, 1984

A special meeting of the Board of Directors of New Mark Commons Association was held at the home of Martin Reiss, 9 Don Mills Court, at 10:30 a.m. on Sunday, September 23, 1984. Present were members Counts, Worthing, Ducar, and Shriver. Also present were Martin Reiss, Ann Reiss, David Lamb and Sima Osdoby. Mr. Counts presided and Mr. Worthing took the minutes.

The sole topic of discussion was the Area 12 (Westmont Property and environs) zoning and planning situation. After full discussion, and on motion duly made and seconded, the following resolution was unanimously adopted by the four members:

RESOLVED, that the report of the Land Use Committee as to the proposed rezoning of the Area 12 Property has been received and accepted and the following actions and policies are approved:

1. That action be taken to assure the continuation of the present zoning classification of the Area 12 Property.

2. That the action taken herein is subject to positive action by , and coordination with, homeowners associations from the following communities: North Farm; Potomac Springs, Hungerford Stone Ridge; and Markwood.

3. That the Land Use Committee, with Walter Counts as liaison with the Board of Directors, should monitor the developments as to the zoning and should research and document such facts as are needed to support the action set forth in 1 above.

4. That a legal committee be formed composed of Douglas Worthing and Judy Eagle, with authority in either of them, to select and hire counsel and other experts and to incur costs and to direct counsel as to the action set forth in 1 above.


5. That \$5,000 is appropriated to take the action set forth in 1 above.

6. That the Land Use Committee be commended and appreciation is extended in its efforts and activities in reviewing the Area 12 zoning matter.

7. David Lamb is authorized to contact and coordinate with other homeowners associations with a view to finding counsel and experts as soon as possible.

A members meeting would be called to be held at the Clubhouse on October 15, 1984, in conjunction with the Board meeting to be held that night. A fact sheet will be sent to all the residents of the area before the said meeting. Walter Counts will approve the sheet before it is distributed.

There being no further business, the meeting duly adjourned.



Douglas Worthing
Secretary of the Meeting



NEW MARK COMMONS
HOMES ASSOCIATION, INC.

P. O. BOX 206
ROCKVILLE, MARYLAND 20850

September 20, 1984

MEMORANDUM TO: All Committee Chairpersons

FROM: Lucille Shriver, Treasurer *LS/jrm*

SUBJECT: 1985 Budget

Will you please prepare your budget request for FY 1985 listing items and prices. If you are requesting monies for salaries, please give hourly rate, hours per week, and length of time they would be employed.

We need this information by October 15 so we can prepare a draft of the budget for the Board of Directors for their first meeting in November.

Thank you for your past cooperation and looking forward to a prosperous year in 1985.

Thanks.

LS/jrm

NEW MARK COMMONS HOMES ASSOCIATION, INC.
BOARD OF DIRECTORS' MEETING
MONDAY, SEPTEMBER 17, 1984

ATTENDEES: Walter Counts, Lucille Shriver, Deane Ducar, Doug
Worthing, Judy Mermelstein

The meeting was called to order at 7:40 PM by the Vice President, Walter Counts. The agenda was approved as were the minutes from the previous meeting. On the draft minutes from the emergency meeting with the Land Use Committee, Walter commented that the \$5,000 for legal fees was a tentative authorization. Lucille commented that she was against putting any more money out for legal fees.

In response to Doug's question as to what the objective was of hiring a lawyer for the Westmont proposal, Walter responded with the following. On August 29 the Planning Commission wanted to start the 60 day clock going to process the Westmont request and to get comments by local governments. In the face of heavy opposition to the speed in which things were moving along, this was postponed for another 2 weeks. In that 2 week period letters from County Executive Gilchrist, EDS and representatives in DC asked that the rezoning on the property be completed by October as EDS had been promised by City officials. The County redid the transportation statistics to show that a maximum of 2.5 million square feet of commercial property could be accommodated just as well as the 1.6 million in the old proposal. Their comment was that the old figures had been too conservative. Mike Davis and Leah Barnett asked that the Westmont proposal be sent out as the worst case. Carlos Caban commented that this might not be the worst case, that 3000 residential units could well be the worst case. It was agreed to send out all three residential/commercial proposals along with the Westmont proposal to local governments for comments and thus begin the 60 day processing mechanism. The Planning Commission agreed to form an advisory group of neighborhood representatives, Westmont and State representatives to work out the particulars.

Lucille asked if any of the other neighborhoods agreed to put up any money for legal fees.

Walter responded that David Lamb was to contact other neighborhood groups and also possible attorneys. North Farm apparently is willing to put up a large amount of money. It appears that the developer is vulnerable in terms of timing and if we can perhaps delay the process EDS would pull out. Our basic concern is to retain the present zoning or perhaps compromise on commercial south of Ritchie and residential north of Ritchie.

Doug's concern was that if it goes residential we will get the bridge over I-270 and the completion of an extended Ritchie Parkway.

BOARD OF DIRECTORS' MEETING
MONDAY, SEPTEMBER 17, 1984
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Walter commented that irregardless of what is built, it appears that the bridge over I-270 will be built, Ritchie Parkway will be extended, the Falls Road Interchange will be built and that I-270 will be expanded.

The first meeting of the advisory group will be on September 19. We don't know yet who the representative will be from Area 3. Lucille stated that she had heard Gilchrist speak on Thursday, September 13 and he indicated that the Westmont proposal was a fait accompli.

Judy M. will send out a notice with the next agenda requesting budget preparation for 1985.

The lights in the 800 block are okay. Less than half of the residents in the 100 block have paid, they are waiting for the stakes to show the placement of the lights.

Sima or Cindy Malament will attend a meeting of the Civic Federation of Rockville on September 20 at 8:00 pm at Montgomery College in the Board of Trustees Chamber.

After further discussion on Westmont, it was decided to table further discussion until David Lamb/Sima reported back on what was happening, especially with other communities and their putting up money for legal fees.

The meeting was adjourned at 8:17 PM.

NEW MARK COMMONS HOMES ASSOCIATION, INC.
BOARD OF DIRECTORS' MEETING
October 15, 1984

ATTENDEES: Judy Eagle, Walter Counts, Lucille Shriver, Doug Worthing,
Dick Leary, Judy Mermelstein

The meeting was called to order at 7:40 by the President, Judy Eagle.

Judy E. reported that she had spoken to a number of legal firms and the firm of Erlich and Gordon here in Rockville seemed to be qualified and willing to help us with the Westmont work. They proposed an initial fee of \$2500 with \$1500 set aside in escrow for expert witnesses. They would give us advice on how to proceed and Walter would be their liaison person from the Board. After much discussion it was agreed that Judy E. would ask them for a letter of agreement specifying that up to \$5,000 could be spent over a year's time for their work. She will also check with David Lamb, Marty Reiss and Sima Osdoby on their input. Doug asked whether David L. had contacted other communities in an effort to help defray costs. Marty was supposed to attend the meeting, but he never showed up. It was suggested that the community meeting on Westmont be tabled until after the report from the Task Force to the Planning Commission on October 17th and until about a week before the public hearings on the issues.

Dick Leary reported on lake issues. He reported that the lake is looking good thanks to Rick's efforts. There is still a problem with stagnant water and trash in the cove by 160 NME. We have been treating the lake with fish instead of chemicals and this seems to be working. We are still having a problem with the large fountain and in the 1985 budget the Lake Committee has asked for a second smaller fountain that will require a new electrical system (probably in the 100 block and possibly could be tied into the new lighting system for that area) to help alleviate the problem around the cove area. Dick explained that the fountains are our only means of aireating the lake.

It was suggested that for next Fourth of July we contact Officer Grasso and Chief Stout about patrolling the lake area because of what has been happening in the past with the dangerous fireworks. Fireworks are illegal in Maryland and we seem to be having more than our share around the lake and there is a real danger of someone being injured, not to mention possible damage to both community and private property.

A lengthy discussion was held about the wording of the signs around the lake and the legality of using the lake for fishing, boating, skating, etc. Both Judy M. and Lucille explained that for insurance purposes we have to post the NO almost anything signs. Dick suggested that we have a fishing contest after the Fourth of July to help keep down the fish population.

There was no incoming correspondence except a letter from Larry Blick urging us to keep the dog excrement signs up. After much discussion it was decided not to respond to this letter. There was no outgoing correspondence.

Judy M. will check with Ardis to see if the community is to supply mulch and gravel for June Whaun's new planting project behind her house.

BOARD OF DIRECTORS' MEETING
October 15, 1984
Page 2

Judy M. was to send another letter to 316 asking them to remove their commercial trucks from the townhouse parking lots. So far there has been no response to our first two requests.

Doug asked about our position on the extension of Ritchie Parkway and Walter explained that this extension is tied into Westmont development, the widening of I-270 and the Falls Road Interchange. However, neither the City nor the County has taken all of the above mentioned factors into consideration in their traffic analyses and therefore we are asking that they do so. As it stands right now, if Westmont were to build and Ritchie Parkway extended, most of the major intersections in Rockville along with some of those on Rt. 355 would be at a standstill situation.

We are still missing over $\frac{1}{4}$ of the checks from the 100 block for their lighting. They have until the end of the month to get them all in.

The meeting was adjourned at 9:42 PM.

BOARD OF DIRECTORS' MEETING
NEW MARK COMMONS HOMES ASSOCIATION, INC.
MONDAY, OCTOBER 1, 1984

ATTENDEES: Walter Counts, Lucille Shriver, Deane Ducar, Doug Worthing,
Judy Mermelstein, Bob Wolf (Tribune United), Steve Morgan
(Contractor for Cable [CM Construction])

The meeting was called to order at 7:37 PM by the Vice President,
Walter Counts.

Bob and Steve then explained that they have all the easements for
the single family homes except for about 13 and that there will need
to be some re-routing through the south end (Scandia Way) of the
community. It was requested that the boxes not be placed on the
streets and Steve agreed to walk the community with Board members to
show where the cable and boxes would go. In the next 2 weeks a plan
will be drawn up for cable and boxes on community property to service
the townhouses. Judy, Deane and Walter agreed to walk the community
with these men and to sign the right of easement if they agreed on
the placement. The optimistic projection is to have all the cable
work done by the end of November and to possibly have cable service
for our area by the end of 1984.

The agenda and the minutes of the last Board meeting and the two
emergency meetings with the Land Use Committee were approved.

Judy will send a second letter to 316 NME about their trucks. She
was asked to hold sending a letter to 248 NME about their commercial
van until further notice.

There was no outgoing correspondence. The only incoming correspondence
was a letter from City Councilman Steve Abrams asking for a representative
to his Task Force on Developmental Policies for Rockville to be held
on Thursday, October 4 at 7:30 PM in the Council Chambers. Walter will
be our representative and attend this meeting.

Deane asked about the insurance for the playgroup and Lucille responded
that they are covered as long as they don't charge. Judy M. commented
that they have only met once so far.

There will be a community meeting on the Westmont proposal on Monday,
October 15. Judy M. will get out a flyer on this the weekend before.

Walter attended meetings on the Housing Task Force and passed out their
report. Unfortunately it did not say much and will be too late for the
Westmont proposal. He also attended the hearing on the proposed exten-
sion to Ritchie Parkway where Art Katz gave testimony against it for
NMC. Walter reported that most of the communities in Rockville were
opposed to the extension.

Doug will check with David Lamb on the status of contacting other
communities for putting money up to hire a lawyer on the Westmont project.
He also questioned why I-270 will be moved 30 feet on the east side
between Route 28 and Montrose Road only and on the west side for the rest.
Judy M. will check with Art on this.

If all the checks from the 100 block are not received by October 31st
the lighting project will be dropped.

The meeting was adjourned at 8:30 PM.

NEW MARK COMMONS HOMES ASSOCIATION, INC.
BOARD OF DIRECTORS' MEETING
NOVEMBER 19, 1984

ATTENDEES: Judy Eagle, Walter Counts, Lucille Shriver, Deane Ducar, Judy Mermelstein

The meeting was called to order at 7:40 PM by the President, Judy Eagle. The minutes were approved. There was no outgoing or incoming correspondence.

Lucille will give Judy M. the letter from the Artery Organization to respond to the City about their plantings on our property at the end of the lake. Lucille further commented that the lawyer will speak for the community on 11/20 at the hearing on the Westmont project. Seventeen other people will be speaking from various neighborhoods. The communities are scheduled last on the agenda after individuals, public officials, representatives of the developers, etc.

Judy E. commented that she thought that she or Walter should be the liaison with the attorney and that Ehrlich should be responsible to the Board of Directors. She will speak both to him and the Land Use Committee about this. Approximately eight other communities were represented at the meeting on November 8 along with Walter, Judy E. and members of the Land Use Committee. The consensus of this meeting was that it was highly profitable and productive.

Walter will draft a letter to the new Mayor of Rockville with copies to the Council if after the hearing on 11/20 he thinks it will serve a purpose to reiterate New Mark's position on the Westmont development proposals.

Judy M. commented that all but 5 checks have been received from the 100 block for the lights. It was agreed that she should get a contract from the company to have the work done.

The commercial trucks and one van are still being parked in the 200 block. Lucille will give Judy M. the names of towing services and we will write letters and threaten to have these commercial vehicles towed and impounded at the owners' expense if they are not removed within 10 days of the notice.

So far Tribune United has not gotten back to us about plans for laying cable in the twonhouse areas.

Judy E. asked for \$8.00 in reimbursement for the meeting on 11/8. Deane will call Ardis about the condition of the lake bed on the back side. It needs to be cleaned up of debris.

A brief discussion was held about the possibility of having a Board cocktail party one Sunday afternoon in January to include a babysitter in the fireplace room for young children.

After Lucille has drafted the budget, consideration will be given to either additional or new furniture in the fireplace room.

The meeting was adjourned at 8:30 PM.

MINUTES

Meeting of Nov. 8, 1984: NMC BOARD AND COMMUNITY REPRESENTATIVES AT LARGE

Those in attendance included Walter Counts, Doug Worthing, Judy Eagle, Sima Osdoby, Marty Ries, Rose Krasnow, Steve Plotkin, Brian Walsh, Rick Ehrlich, Fran , two other NMC residents (see attendance list which Rick Ehrlich, Walter or Sima may have), and about four representatives from other neighborhoods.

Judy Eagle introduced the Board members present and legal counsel Richard Ehrlich, Esquire. Others in attendance and representatives of North Farms, Hungerford-Stoneridge and Potomac Springs (Nick Storr) introduced themselves. Judy emphasized that the interests of NMC and other communities, particularly with representatives present, are largely congruent at this time. She asked those members to discuss sharing goals and representation. The members of other communities agreed to return with additional funding, if possible. This could encompass help from a transportation consultant. She provided Rick Ehrlich with the names of those organizations representing the "developer," City, and of two possible transportation consultants to represent us.

Those present suggested that legal issues which might provide the basis for concerted effort against the builders/developers are:

1. There were no members on the Planning Commission responsible for approving Westmont from the communities north of Ritchie Parkway. Can the validity of the Commission's approval be contested for this reason? Who would have standing to present this issue? How would it best be presented?
2. Is a contract purchaser a value member of the group approving the development? This was true, since both the County and developer(s) had members on the group.
3. Is procedure property being followed in that there is a good argument that the materials pertinent to November 20, 1984 hearing did not get sent until a day after the date that would have made them timely for an appropriate 60-day period to be observed prior to having a hearing. The group decided not to contest the validity of the meeting date prior to November 20.

Rick Ehrlich will give thought to whether he thinks the November 20, 1984 hearing should be attended by him, whether he should deliver comments on behalf of the community, or whether a large number of NMC residents should, in his opinion, speak at the hearing. North Farms (?) will be holding a meeting on November 15, 1984, to which NMC residents are invited. Their stance is that the Area 3 Plan, which opposes 2 1/2 million square feet

of office space, should be considered and that Option D won't work. Other than that, North Farms (?) doesn't yet have a firm position.

Check: Zoning contemplated is to I-3.

Marty Ries will check for Rick Ehrlich to see if he can get access to a copy of the Environmental Impact Statement for the state, and for data on whether federal funds are slated for the bridge across I-270.

Sima is to be in touch with Rick Ehrlich concerning two-minute comments at the November 20, 1984 meeting, and for how he wishes to handle that meeting. She will generally be liaison with Ehrlich on behalf of the Land Use Committee. Art Katz and Walter Counts will give assistance as necessary, with Walter to be liaison with the Board.

Nick Storr from Potomac Springs will probably be providing a copy of the minutes he took to develop this set of minutes and against which to check.

je/j

NEW MARK COMMONS HOMES ASSOCIATION, INC.
BOARD OF DIRECTORS' MEETING
DECEMBER 3, 1984

ATTENDEES: Judy Eagle, Walter Counts, Deane Ducar, Doug Worthing,
Judy Mermelstein

The meeting was called to order at 7:37 PM. The minutes and agenda were approved. The only outgoing correspondence where to the residents owning commercial trucks in the 200 block to have them removed by December 10 or they will be towed and impounded and the residents' expense.

Walter reported on the status of Westmont. Several people spoke at the public hearing on November 20, mostly from New Mark and North Farm. Walter attended a Planning Commission working session meeting last week where a new option was introduced by the Planning Director. This option is called Modified Option C and includes a mixed development on the order of a PRU with 400 residential homes and 1.6 million square feet of office space along the lines of the Americana project. The residential area would be below Ritchie Parkway with most of the commercial area up near us. Sima's comment on the plan was that it didn't make much sense. There is a question of the Planning Commission proposing a new option after the public hearing. Ehrlich raised the question of any legality to any Planning Commission decision since there are only 4 members instead of the 5-7 called for. This Wednesday the Planning Commission is supposed to finalize its recommendations to be considered by Mayor and Council. It was decided to let the Land Use Committee continue monitoring the situation and to wait until the recommendation is made to Mayor and Council before further Board action is required.

We hope to have Lucille's budget recommendations for 1985 by the next Board meeting.

The snow removal and sanding contract was approved for 1985 by Westmore Services for the same prices as in 1984.

Deane will do December Splinters, Walter-January; Judy E. February, Doug - March; and Lucille will do April.

Doug suggested that nothing at this point be done about the crack and peeling of the tennis courts until the contractor sees them.

A motion by Deane, seconded by Walter and passed 3-1 gave permission for a handicapped parking sign to be placed in the 800 block with the resident requesting the sign to split the cost with the Board 50-50. Rick will install the sign and the City will enforce it.

Judy M. will check on dates in January for the Board cocktail party and publish this in the Newsletter.

The meeting was adjourned at 8:10 PM.

NEW MARK COMMONS HOMES ASSOCIATION, INC.
BOARD OF DIRECTORS' MEETING
MONDAY, DECEMBER 17, 1984

ATTENDEES: Judy Eagle, Walter Counts, Deane Ducar, Judy Mermelstein

The meeting was called to order at 7:47 PM by the President, Judy Eagle. The minutes and agenda were approved. There was no incoming or outgoing correspondence of any consequence. Judy M. was instructed to mail out the following correspondence: (1) a certified letter to Century Traffic Services, Inc. about a contract for installing the lights in the 100 block; (2) a letter to the City about the possibility of having general trash pick up on the same weekend for the whole community; (3) a letter to the City requesting that street lights be numbered so we can easily identify the ones that are out; and a letter to the Artery Organization asking that they policy their tenants of Fireside about dumping trash over the fence and onto our property.

There were again complaints about the trash and debris around the edges of the lake and in the gully by Fireside apartments. Judy M. will ask Rick to take care of this.

There was a brief discussion about raising the dues for 1985 by the cost of living increase which should be between 3%-4% and also that salaries should go up probably by the same margin. There was a brief discussion on salary ceilings for Maintenance, Administrative Assistant and the Pool Manager and Assistant Manager. Further discussion of this was tabled until the budget is ready and for future thought.

It was informally agreed that Ms. Nelson's request for an eight-foot fence on the back edge of her property be approved if the fence will be on her property only and if Judy M. gets the approval of one more Board member. She will contact Mike Miller about this.

The Board cocktail party will be on Sunday, January 27 and each Board member and Committee Chairperson will be asked to bring a goodie. Judy M. will make hot rum and apple cidar, have instant coffee and tea available and will check with Ardis to see if she will make her brandy and champagne punch. Judy M. will also check about getting a baby-sitter for the fireplace room for small children.

Judy E. noted that in March the terms of 3 members of the Board are up for election and she will write an article about this for the January Newsletter.

Walter reported that the map and text amendments will be decided on in a meeting to be held January 14~~X~~. He will attend the final meeting of the planning on this on December 19. Sima will be meeting with one representative from neighboring communities to coordinate testimony and opinions on this. It was also suggested that Walter, Sima and Marty be a committee of three to work with Ehrlich about the possibility of suing the City for possible irregularities in the procedures which have led to the decision about Westmont.

The meeting was adjourned at 8:40.

*Public hearing on Plan italy
map & text meeting not set yet
1/28/85*