



**NEW MARK COMMONS
HOMES ASSOCIATION, INC.**
c/o ABARIS REALTY INC
7811 MONTROSE RD STE 110 POTOMAC MD 20854
301-340-0288
<http://www.newmarkcommons.net>

**BOARD MEETING AGENDA
Thursday, May 3, 2018
7:00pm, NMC Clubhouse - 607 Tegner Way**

1. Call to Order
2. Community Forum 1 – **30 Minutes Maximum**

Each resident who wishes to speak will be given 3 minutes of uninterrupted time to voice ideas and concerns. Priority will be given to those residents who email nmadministrator@newmarkcommons.net in advance that they wish to speak.
3. Board Response to Community Forum topics (optional)

Business Portion
No homeowner comments will be allowed during the business portion unless a Board/ACC appeal is being heard.
A 5-minute break may be called during the Business Portion of the meeting.
4. Board Organizational Items and Vacancy (pgs. 7-8)
5. Prior Meeting Minutes and Agenda Approval (pgs. 6-16)
 - a. Approve/Add Items to Agenda
 - b. Approve/Correct Minutes for April 5, 2018 Board Meeting.
6. Appeals
 - a. 12 Vallingby Circle requesting to appeal the ACC's decision to the Board of Directors regarding their front door. (pgs 17-18)
7. Committee Reports
 - a. Architectural Control Committee
 - i. Legal requirements for adopting revised ACC Guidelines. (pgs. 36-39)
 - ii. ACC violation at 5 Radburn Court. Abaris requests that the Board determines what would be an acceptable resolution. (pgs. 40-41)
 - b. Communications Committee
 - c. Landscape Committee
 - i. Proposals from S&P outlining their recommendations regarding tree related issues and concerns. (pgs. 52-67)
 - ii. Broken white pine tree that is leaning over the property line between 4 Basildon Circle and 1 Harlow Court. (pgs. 68-70)
 - iii. Revised proposal from FSC for landscape improvements at the areas identified by the Landscape Committee. (pgs. 71-73)
 - d. Pool Committee
 - i. Pool facility trash and recycle services (pgs. 112-117)
 - ii. Proposal from Graphcom for a large pool rules sign using the language that the Pool Committee recommended. (pgs. 118-121)
8. Treasurer's Report

9. Abaris Management Report:

- a. 202 New Mark Esplanade - flagstone pavers/stepping stones that were installed without approval on HOA common area. (pgs. 132-133)
- b. Geese issue (pgs. 140)
- c. Solitude Lake Servicing Request (pgs. 142-145)
- d. Light Pole base cover and light pole relocation (pgs. 172-176)
- e. Playground mosquito spraying and border repair (pgs. 177)

10. Old/New Business

- a. CSG Engineering proposal for a pre-design survey of drainage problem at 315 NME (pgs. 179-182)
- b. CSG Engineering proposal for evaluation of ALL retaining walls on common property that have not already been evaluated. (pgs. 183-196)
- c. CSG Engineering drainage report – Revised 4-27-18 (pgs. 197-210)
- d. All Pro Recreational Services proposal for power washing of the tennis courts. (pgs. 212-214)
- e. Palmer Brothers proposal for painting the main and upper level foyer of the clubhouse. (pg 215)
- f. Proposals from S&P Tree for white pine and ash tree removals
- g. Power Systems Proposal for electrical repairs (street lights)

11. Community Forum 2 – **Only if time permits**

12. Board Response to Community Forum topics (optional)

13. Executive Session – Berman CCOC Complaint Update

14. Adjournment – **No later than 9:30 pm**
