



**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, September 7, 2023
7:00 pm, Via- Webex

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 nmcadministrator@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. Minutes

a. Review and approval of the July 6, 2023 Minutes

5. Committee Reports

ACC

Communication

Landscape

a. Discussion on AW Landscapes proposals for requested services:

- 168-170 NME remove bush and tree and install temporary wire fence \$520.
- 100 NME remove vegetation and install temporary wire fence \$480.
- 400 NME remove/cut down bamboo \$1100.
- 166 NME stump grinding removal and restoration of grass \$500.

b. Discussion on preliminary landscape design concept plan for hillside between 218-228 NME.

c. Discussion on request to approve up to \$500 to use for Community Enhancement Day.

Pool

Social/Welcome

6. Financials

- a. Treasurer's report

7. Abaris Management Report

- a. Announce new company ownership and leadership.
- b. Update on status of ETC retaining wall projects and estimated legal costs for easement agreements.
- c. Update on Harlow Court easement agreement found by LEB and lamppost repair.
- d. Acknowledge miscellaneous improvements: \$375 sidewalk grinding between 800 and 200/300 blocks; new clubhouse thermostat; cleaning out of clubhouse shower drains.

8. Old and New Business

- a. Proposal to remove and replace of two wooden benches in 276-316 drive circle by Circuit Electric Inc. for \$3,415
- b. Establishment of ad hoc Security Task Force and membership.
- c. Discussion on draft 2024 NMC budget
- d. Renewal of AW Landscape 2024-2026 service contract
 - i. 4% increase 2024 for total of \$74,172
 - ii. 3% increase 2025 for total of \$76,397
 - iii. 2% increase 2026 for total of \$77,925
- e. Discussion on 8-foot-tall wooden fence proposals for NMC dam/Parkside property line
 - i. Long Fence \$16,187
 - ii. Frederick Fence \$29,406 (from July meeting)
 - iii. Tri-County ???
- f. Discussion on proposals to repaint yellow curbs, reserve parking templates, striping.
 - i. Chamberlain \$6,310 (yellow curb??)
 - ii. O'Leary Asphalt \$11,954 plus \$1,269 yellow curb painting
- g. Discussion on proposals to repaint common area handrails.
 - i. Core Com \$2,650
 - ii. Palmer Brothers \$5,900
- h. Discussion on proposal to clean lamppost globes on common pathways.
 - i. Core Com \$1,975
- i. Discussion on having adult only social events.

9. Executive Session

10. The next board meeting is scheduled for Thursday, October 5, 2023.

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