



**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, August 7, 2025**  
**7:00 pm, Via - ZOOM**

1. Call to Order.
2. Community Forum-30 Minutes Maximum Time  
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](mailto:nmadministrator@newmarkcommons.net) in advance that they wish to speak.

3. Board Response to Community Forum topics (optional)
4. Minutes and Agenda
  - a. Approval of the August 7, 2025, Agenda
  - b. Review and approval of the June 5, 2025, Minutes

5. Committee Reports

**ACC**

- a. 214 NME – Comments regarding the ACC approval process.
- b. Membership of ACC :John Tran, Kristen Rasmussen, Zari Karimian, and Susan Knowles as Chairperson

**Communications**

- a. Discussion on the proposed compensation for the 2026 community directory delivery

**Landscape**

- a. Geese Waste Removal Discussion and Proposal from DoodyCalls
- b. Items for Discussion from the Landscape Committee
  - i. Illegal Fishing
  - ii. Tree of Heaven

**Pool**

Discussion on increase in non-resident pool memberships in 2026  
Thanks for July 4 Celebration at the pool

**Social/Welcome**

6. Financials
  - a. Treasurer's report
  - b. Draft 2024 Audit Approval

7. Abaris Management Report
    - a. City of Rockville Zoning Ordinance discussion presentation for NMC?
    - b. 1 Harlow Court – Request for Community Wide Notice
    - c. Discussion on new towing signs from Henry’s Wrecker Towing
    - d. Update on Lake Dredging Permit and Discussion regarding the Board’s previous approval for the compensation of the administrative oversight of the Lake Dame and Dredging Project
    - e. October NMC Board meeting date October 2 or 9?
    - f. Discussion of Abaris First Call
  
  8. Old and New Business
    - a. Acknowledge Board approval of \$8,500 to replace slide a playground with crack
    - b. Acknowledge NMC Board of Code to be distributed in September with Draft 2026 NMC budget proposal
    - c. Acknowledge LEB advice and Board action on 3 Don Mills Senior Living Facility request
    - d. Update on ETC June 18 onsite meeting for retaining walls 100 and 800 blocks of NM Esplanade
    - e. Discussion: Do we seek a Zoning meeting with City of Rockville about the rezoning proposal adjacent to New Mark Commons?
    - f. Discussion on Clubhouse Rental refund for one June and one July rental contracted at \$470 before the June 5 reduction to \$250
    - g. Discussion on the 2025 1<sup>st</sup> Abaris Inspection Results
    - h. Discussion for continued free use of the Clubhouse by Girl Scout Brownie Troop on Sunday afternoon a month during the school year
    - i. Discussion for continued free use of the Clubhouse for HS Venture Club on Wednesday evenings
    - j. Discussion of NMC Club House parking lot.
    - k. Discussion on the proposals received for the replacement water fountain
 

1. O’Connor Plumbing	\$12,543
2. Magnolia Plumbing	\$12,783
3. Raine & Son	\$14,995
  
  9. Community Forum II (only if time permits)
  
  10. The next Board Meeting is scheduled for Thursday, September 4, 2025, at 7:00 p.m.
  
  11. Executive Session for review of legal recommendations regarding assessment collection and CCOC update.
  
  12. Adjournment – **No later than 9:30 pm**
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