

NEW MARK COMMONS HOMES ASSOCIATION

BOARD OF DIRECTORS

Thursday, September 4, 2025

7:00 p.m.

Minutes Taken by Kaitlyn Ambush

Attendees

Board Members: Kathleen Moran, Jim Nations, Alan Tolerton, Amanda Mita, Samuel Scheib, Karin Boychyn, and Emily Ecker

Abaris Community Management: Kaitlyn Ambush and Shireen Ambush

City of Rockville Representatives: Jim Waslik and Holly Simmons

Homeowners: Tom & Rocio Crumley, Pat Reber, Attilio Chiappa, Adam Schuster, Finkov, Amelia Y, Jennifer Martella, Debbie Mesmer, Marty & Ann Reis, Mark Wetterheim, John Darroff, Rhonda Gordon, Janet Brown, Robin Payes, Chris Hershey, Janet Brown, Jennifer Jackson, Julia, Darya Melnyk, Jacqueline Khone, Rachel Tedleh, Patty Hart, Malena Ferrari, Natalie Stake, Dan Amodeo, Joe Jordan, Stephen Harper, Wing Pokrywka, Paul Heineman, Patty K, Sandra Crowe, Kevin Wagman, Mats Olsen, Ben Payes, Bill H, Maryanna Keiffer, Cou Koulantary, Alex Belida, Scott, Victor Chernomordik

Call to Order of the Board Meeting

Kathleen Moran called the Board Meeting to order at 7:01 pm.

1. City of Rockville Presentation

Jim Waslik and Holly Simmons joined the NMC Board meeting to provide a presentation on the zoning and comprehensive map amendment. The amendment is regarding the 9.75 acre of land – Tower Dawson/ Tower Oaks R-90 Zone. The purpose of the zoning and map amendment will be to increase housing opportunities in the region. A thorough Q&A Session was held with the City of Rockville representatives to address any questions or concerns from residents of New Mark Commons. The Board will release a formal summary of the presentation to all owners via the New Mark Commons news.

2. Community Forum 1 and Board Response

Mark Wetterheim recounted concerns related to 3 Don Mills Court and reported that the property is vacant and unkept. It was also reported that a driveway replacement is underway without prior approval from the ACC.

Joe Jordan inquired if the information from the City of Rockville presentation will be made available to all owners.

Chris Hershey made comments regarding the response time from the Abaris Customer Care portal, and no improvements have been made since the last comment during the June Board Meeting.

Board Response

No additional responses were required at this time.

Agenda and Prior Meeting Minutes

Board Meeting Agenda 9-4-25: Samuel Scheib requested the postponement of the committee reports. The Board unanimously approved the agenda as amended.

Board Meeting Minutes 8-7-25: Jim Nations made a motion to approve the minutes as amended. The motion was seconded by Samuel Scheib, the motion passed unanimously.

3. Committee Reports

Architectural Control Committee (ACC) –

The ACC Inspection letters from the Abaris Inspections Department was mailed last week to all owners who were cited during the community-wide inspection.

Communications Committee –

Pat Reber reported that the deadline for the newsletter is September 14th and confirmed that the newsletter will be published on September 20th.

Landscape Committee –

No report.

Pool Committee –

No report.

Welcome/Social Committee –

Cou Koulantary reported that Café Day and the Scavenger Hunt were a great success! The next event will be held on September 20th for the Game Night.

4. Treasurer's Report

Karin Boychyn confirmed that there were no changes since July, and the HOA is in a good position, financially, for the lake dredging.

The Board discussed the 2026 Budget and the working meeting held with Abaris in August. The Board unanimously agreed to balance the budget by paying off the loan in 2025. Samuel Scheib made a motion to accept the draft budget, as balanced, and distribute to all owners for review and commenting. The motion was seconded by Alan Tolerton and carried unanimously.

Management Report

No items to report.

5. Old/New Business

- a. The Board discussed the proposals received to replace the drinking fountain between the tennis court and the clubhouse. Samuel Scheib made a motion to permanently remove the drinking fountain and cap off the water supply line. The motion was seconded by Jim Nations, and the motion carried with all votes in favor except 2 oppositions from Karin Boychyn and Emily Ecker.
- b. The Board discussed and unanimously approved the D&O coverage renewal with Cincinnati Insurance.
- c. Karin Boychyn announced that there will be 4 Board Officer positions up for election during the March Annual Meeting and encouraged residents to run for the Board.

Community Forum 2

Joe Jordan inquired about the new maintenance department offered by Abaris. Shireen Ambush briefly summarized the services offered by the Abaris Maintenance Department, First Call.

Chris Durso commented that his house was cited for his front door, which received prior approval from the ACC during the last ownership of the property. Abaris will confirm with the HOA's legal counsel if the approval can be grandfathered into the next owner of the property.

Debbie Mesmer commented on the new aeration circulation in the lake and commented that the system is very effective. Debbie thanked the Board.

6. Board Response to Community Forum 2

No additional comments.

The next Board meeting will be held on Thursday, October 2, 2025, at 7:00 pm.

Adjournment

There being no further business, Karin Boychyn moved to adjourn the regular meeting and go into Executive Session for the purpose of discussing legal guidance received. The motion was seconded by Jim Nations and carried unanimously. The meeting was adjourned at 8:51 p.m.