



**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, January 8, 2026

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 nmcadministrator@newmarkcommons.net in advance that they wish to speak.
3. Board Response to Community Forum topics (optional)
4. Minutes and Agenda
 - a. Approval of January 8, 2026, Agenda
 - b. Review and approval of November 6, 2025, Minutes

5. Committee Reports

ACC

Communications

Landscape

Pool

Social/Welcome

6. Financials
 - a. Treasurer's report
 - b. Interest Fee Waiver Approval
7. Abaris Management Report
 - Abaris Board Education Day Seminar – January 29, 2026.
 - Update on status of Nov 19 contract with Graphcom for townhome address signs
 - Update on removal of drinking fountain by pool/tennis courts
 - Update on LEB easement agreements for 100 and 800 block replacement retaining wall project
 - Discussion on enclosure for lake compressors

8. Old and New Business

- a. Acknowledgement of S&P Tree Care approved December work totaling \$17,675
- b. Acknowledgement of updated 2026 Pool Personnel contract reflecting recently approved MCPS school calendar dates
- c. Discussion on options to comply with new State of Maryland HOA annual board election requirements. Electronic voting company proposals received from Vote HOA Now and Election Buddy
- d. Update on December 2025 reinspections as part of Abaris Home Inspection process and delivery of final report. Acknowledge Board discussion on noncompliant trash cans after final report.
- e. Acknowledgement NMC has two CCOC cases – one with a November 24 hearing, the other under consideration for CCOC jurisdiction. NMC is now waiting for a written statement of status from the CCOC on both complaints.
- f. Announcement that there are four open board positions in 2026, The deadline to self-apply is Friday, February 13. Discussion of how to post as a candidate. The February 5 Community Forum will prioritize potential candidates and give them the opportunity to question current board members.

9. Community Forum 2 (if time permits)

10. The next Board Meeting is scheduled for Thursday, February 5, 2026, at 7:00 p.m.

11. Executive Session – none currently planned

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