

Minutes 2019 MWHOA Annual Meeting

November 12, 2019

Meeting called to order at 7:05 p.m.

Board Members in Attendance: Vice President/AERC Chair: Rod Olaya; Treasurer Michele Heffner; Secretary Lula Davis

Board Members not attending: President Vincent Delgado; Member-at-large MaryAnn Holleran

Quorum present

HOA members present: Rod Olaya, Michele Heffner, Lula Davis, Michael Heffner, Maureen Serieux, Carolyn/Dudley Skinker, Amy Aldrich, Billy Shiring, Dinko Zhelyazkov, Denise Serieux, John Clay, Steve Kwilas, Jose Portillo, Robert/Donna Terry, Charles LeBarge, Chris/Anita Rhawn, Janet Fujikawa, Sundar Chockalingam, and Cheryl Horton

Approval of 2018 annual meeting minutes. Question was put before body for approval of annual minutes. After clarification and minor corrections noted in section on “signage policy”, motion made by Secretary to approve minutes with noted minor correction. Motion adopted unanimously by HOA membership. The agreement entered in 2018 between the HOA, homeowners and CCOC stands and any if future issues arise regarding signage, then each would be on a case-by-case basis.

Guest speaker: Sharon Disque, City of Gaithersburg Office of Economic Development. **LakeForest Mall Redevelopment overview.** Lakeforest property is comprised of eight tax parcels, presently owned by five distinct entities, no one owner has the legal ability to pursue redevelopment activities for the entire land area without the agreement and consent of the other owners. A binding, private Reciprocal Easement Agreement further inhibits changes to the property. New owners of property: WRS. Anchor stores: Lord and Taylor, Sears, J.C. Penney’s and Macy’s. L&T and Penney’s have closed. Sears slated to close in early December. No information on Macy’s. City of Gaithersburg has limited powers on redevelopment, but will work with new owners. The property is only zoned for commercial development. The ring road around the property will remain as is.

The Mayor and City Council of Gaithersburg have authorized staff to move forward with procurement related activities (request for proposals, vendor selection) for a special study of the LakeForest Mall. Once the study is ongoing, any development-related plans are deferred so that the study’s evaluation and conclusions would not be circumvented. (150 day moratorium expires on February 17, 2020)

Upon recommendation by staff, a third-party consultant has been sought to assist City in creating a “Special Study Area Master Plan”, enabling the rezoning of the property to mixed-use development, a change from the current general commercial. Proposals from interested consultants are due November 22, 2019.

Scope of the work includes: 1) Stakeholders input via individual meetings and/or focus groups with property owners, city residents, agencies and organizations; 2) public workshops; 3) an evaluation of existing site conditions, opportunities and constraints; 4) market analysis to determine economic impacts of possible uses; 5) recommendations for future redevelopment, including connectivity with

adjacent neighborhoods, future land-use types, building mass and density and public space; 6) economic impact analysis, quantifying public and private sector costs and benefits of the recommended options.

Question posed about development west of I-270 as opposed to limited commercial development east of I-270. Ms. Disque indicated that the density of the areas east of I-270 inhibits new development. Whereas on the west side, there are larger lots, and little or no development in some areas. On the east side, several light industrial properties, such as the IBM structure, have been sold with significant turnover in that regard. She noted that several properties, outside the jurisdiction of the City were going through some form of redevelopment, i.e., multi family: CiderMill and Watkins Mill.

Montgomery Village Commercial Property Development: The Montgomery Village Foundation provided information on the redevelopment of 3 separate properties: Montgomery Village Center, Golf Course redevelopment and Lidl grocery store (former professional center on corner of Centerway and Montgomery Village Avenue).

Montgomery Village Center: Demolition of the pad sites along Montgomery Village Avenue has begun. Demolition of the old Village Café, dry cleaners and small plaza area will allow for the extension of Centerway Road through to the rear of the Village Center. Site redevelopment work will continue through 2020, with existing retail stores remaining open during this construction/demolition phase. The storefront where Aldi will go is being updated, as well as the subsequent changes to the Big Lots storefront. 38 rental apartments will be built over the current retail where the condo offices are currently located. The second phase of this development has not yet received site plan approval, but that phase will include approximately 49 townhouses and 34 two-over-two condo units.

Golf Course redevelopment) Bloom MV Plan: Recently, the Montgomery County Planning Board approved the site plan amendment that includes an increase in the number of moderately priced dwelling units from approximately 14% to 25% of the overall plan of approximately 500 units. Minor revisions to the plan include conservation easement updates for reforestation, landscaping and storm water management. This action by the board will allow the developer to move forward with obtaining permits. Site work on areas 4 and 5 (property between Arrowhead Road and Montgomery Village Avenue) is now expected to begin by the second quarter of 2020, with the first model home to be delivered by Ryan Homes shortly thereafter. Monument Realty will build a new park for MVF which will include a large playground, community gardens and a dog park.

Lidl Grocery store (former professional center): As of September 10, Lidl has submitted to the Planning Department of the MNCPC, a preliminary plan and site plan to develop two lots on 6.52 acres of land at the old Professional Center. The first lot will be a grocery store of not more than 30,000 square feet owned by Lidl. The second lot has no use identified as yet, but will probably be retail. The plan will likely be on the Planning Board's agenda in January 2020. The plan must also receive final approval from MVF's Commercial Architectural Review Committee. It will take approximately 18 months to build the Lidl store.

Snouffer School Road Construction: Work on this project continues and the State Transportation Department expects work to continue til fall of 2020.

Treasurer's Report: The HOA continues to be financially viable. No increase in homeowner assessments for 2020, with assessments remaining at \$110/per quarter.

Operational Funds: The current balance in the operations account (checking account) is \$40,067.55. Last year, more than \$7,000 was used to remove a number of unhealthy trees in the neighborhood. While this might seem high, there will be several issues that the Board will likely address in the coming year. See section below on “Reserve Study.”

Major issues which should be addressed: Reserve study. The HOA engaged the services of a company (MillerDotson) to conduct a study of the valuation of the HOA’s assets: an inventory, estimated life and cost of replacement. Assets of the HOA include 2 retaining walls, fencing, entry signs, striping and numbering of parking spaces in the townhome area. In addition, the HOA is responsible for the landscaping upkeep for at least 2 stormwater ponds in our neighborhood, while the County has the responsibility for the maintenance of the physical structures. The Board is currently seeking bids on the landscaping (semi annual maintenance) and fencing near the stormwater ponds. Funding for the semi-annual maintenance will be incorporated in the overall landscaping budget—operating funds.

Estimated cost to replace retaining wall: \$6,000 with funds coming from reserve fund as noted above.

Street Repaving: The county maintains our streets, and homeowners were urged to call the County (311) to request that our street be repaved, since most of them are in dire need of repair.

Striping/numbering parking spaces Townhome area: The HOA has the responsibility of striping and numbering parking spaces in this area. It appears to all concerned that no funds should be expended to restrip/renumber townhome parking spaces until such time as the streets have been repaved.

Ballots/Nominations: Ballots were handed out. Names on ballots: Lula Davis, Maureen Serieux and Cheryl Horton: Secretary Lula Davis passed out ballots and collected once completed. She has agreed to serve on the Board through 2020. Ballots were tallied and all nominees were unanimously elected to serve on the Board.

No further business. Meeting adjourned at 8:25 p.m.