

MINUTES OF MEETING

EASTGATE HOMES CORPORATION

July 13, 2010

A regular meeting of the Eastgate Homes Corporation Board of Directors was held at 7:30 p.m. on Tuesday, July 13, 2010, at the Lake Marion Community Center, Montgomery Village, Maryland.

Directors Present

Mary Helen Amery, President
Jeffrey Amtmann, Vice President
Carl Paperiello, Treasurer
Tina Dasler
John Hildreth

Directors Absent

Mike Amery
Caleb Grabowski
Marla Wolff

Others Present

Captain Willie Parker-Loan, 6th District Commander, MCPD
Lieutenant Nancy Hudson, 6th District Deputy Commander, MCPD
Officer Diane Tillery, 6th District Community Services Officer, MCPD
Nancy Floreen, Montgomery County Council President
Mike Knapp, Montgomery County Councilmember
Cathy Matthews, Up-County Regional Center Liaison
Aimee Winegar, Community Manager
Jennifer Thornett, Recording Secretary
23 residents

Residents' Time

The comments of residents are recorded separately.

Call to Order

Ms. Amery, President, presided. She opened the meeting at 9:23 p.m. with a quorum present.

Approve Minutes

Ms. Dasler moved to approve the minutes of the regular and annual meetings held May 11, 2010 as presented. The motion was seconded and passed unanimously.

Review Financial Matters

a. Review Financial Statements

The Board reviewed the April and May 2010 financial statements. Mr. Paperiello reported that spending is higher than planned due to snow removal costs.

Mr. Paperiello moved to accept the Eastgate Homes Corporation financial statements for April and May 2010 as presented. The motion was seconded and passed unanimously.

b. Review Delinquency Report

The Board reviewed the Delinquency Report.

Committee Reports

a. Audit/Reserves/Budget

No report.

b. Communications

Ms. Amery asked the Board to send her information to include in the *Village News*.

c. Maintenance

It was noted that there are maintenance items to consider under Unfinished Business.

d. MAC Report

No report.

e. Election

No report.

f. Nominating

No report.

g. MVF Representative

No report.

Management Report

a. Note Covenant Report

The Board noted the Covenant Report.

Ms. Winegar presented the Management Report and highlighted the following items:

1.a. The community manager has attended applicant briefings for the FEMA/MEMA reimbursement program as a result of the severe winter storms. The Board noted related correspondence.

2.b. It was noted that the community has been vandalized repeatedly since early June. Ms. Winegar noted that she reported the incidents online for the first time as a corporation. She added that she submitted a complaint because the online reporting system asked for invasive personal information. Ms. Winegar reported that the system has been updated; users can now select unknown for all of the personal questions except for name. She added that the police department is still working out the kinks of the system.

3.a. The Board noted the private property maintenance (PPM) inspection statistics. It was noted that the homeowner of 10 Battery Bend Court requested a hearing regarding insufficient ground cover in the rear yard; the memorandum and related correspondence is attached for the record. Ms. Winegar noted that the homeowner submitted an estimate for installing a patio in the rear yard. She recommended that the property be re-inspected after the patio is installed. It was noted that the homeowner was concerned with the tone of the letter. Ms. Amery asked the community manager to send a letter to the homeowner noting that the property will be re-inspected after the patio is installed. She added that she would like to review the violation letter.

The Board considered the PPM fine waiver request for 8 Battery Bend Court; all related correspondence is attached for the record. It was noted that all violations have been corrected and no previous fine waivers have been granted.

Mr. Paperiello moved to waive the private property maintenance fine for 8 Battery Bend Court. The motion was seconded and passed unanimously.

Unfinished Business

A. Consider maintenance items

Ms. Winegar reported that there are two planting projects proposed for fall 2010. She noted that white fringe or similar trees can be planted at the sidewalk on Otter Cove Court to prohibit vehicles from driving on the greenspace and a vegetative barrier can be planted behind Trolley Crossing Court to discourage cut through traffic in the rear yards. Ms. Winegar added that approximately 25-30 black pines will need to be replaced. She proposed that the Maintenance Committee identify which trees are most in need of replacement at its next

maintenance inspection. Ms. Winegar suggested that the Board wait until September before considering an appropriate amount to authorize for the removals and replacements, with the work to be completed in October.

New Business

A. Begin 2011 budget preparation

The Board reviewed the draft 2011 budget. It was noted that the Board will need to be prepared to vote to publish the budget in September. Ms. Amery noted that \$3,000 needs to be cut from the budget. She added that \$2,200 can be saved by eliminating the community picnic.

Ms. Winegar provided the Board with the reserve summary for 2011; it is attached for the record. She noted that a reserve study is conducted every year. Ms. Winegar asked the Board to contact her with questions related to the draft budget. She recommended that the Board consider asking residents for an assessment ceiling increase in order to increase the contribution to reserves. There was discussion regarding the procedure for an assessment ceiling increase.

Mr. Amtmann recommended that crackfill be included as an annual line item for reserves. It was noted that the cost for crackfill was \$5,000. Mr. Hildreth requested that a monthly litter pickup in Charlesgate be included as part of the operating budget.

B. Consider East Village Avenue issues

Ms. Amery reported that Eastgate and East Village hosted a joint meeting to discuss the proposed restriping of East Village Avenue. She noted that the Maryland Department of Transportation (DOT) agreed to restripe the road as is. Ms. Amery noted that repaving should be completed by the middle of July; related correspondence is attached for the record.

C. Consider Neighborhood Watch

Ms. Amery asked the community manager to compile a list of residents interested in participating in the neighborhood watch. She added that training should be arranged for September. Ms. Dasler agreed to be the point of contact for the effort.

Adjournment

Mr. Hildreth moved to adjourn the meeting at 10:06 p.m. The motion was seconded and passed unanimously.

There being no further business, the meeting was adjourned to closed session at 10:06 p.m. The reports, authorizations, and other documents presented at the meeting have been initialed for identification and attached hereto or filed in the offices of the Montgomery Village Foundation.

Jennifer Thornett
Recording Secretary

Approved: _____

SUPPLEMENT TO MINUTES OF MEETING
EASTGATE HOMES CORPORATION
RESIDENTS' TIME

July 13, 2010

Public Safety Discussion

Ms. Amery thanked residents for meeting to discuss concerns related to security incidents in the community with the police department and elected officials. She noted that the community has been struck by a recent string of vandalism and thefts from vehicles. Ms. Amery introduced Officer Diane Tillery, 6th district Community Services Officer. Officer Tillery introduced 6th district Commander Captain Willie Parker-Loan and 6th District Deputy Commander Lieutenant Nancy Hudson. She provided residents with a crime analysis report for activity in the area for the first six months of year; it is attached for the record. Officer Tillery emphasized that the analysis includes only reported crimes. She noted that crimes of opportunity are most prevalent.

Officer Tillery noted that the recent incidents of vandalism to vehicles were included as one report even though 31 vehicles were involved. She explained that a burglary is when an individual breaks into a home when no one is home, while a robbery is when someone confronts another person and wants their property. Officer Tillery emphasized the need to report incidents to the police so that the police department can document what is going on in neighborhoods. She noted that residents can use the non-emergency number or online reporting to report incidents.

A resident of 20410 Sawgrass Drive noted that his car window was smashed and the vehicle was damaged recently. He noted that he reported the incident to the police; however, the incident does not appear on the crime analysis report. Officer Tillery noted that the incident would be reported as attempted theft. Officer Tillery agreed to follow-up on the incident.

Officer Tillery suggested that residents visit www.crimereports.com to view incidents in the area. She noted that the database is updated weekly. Officer Tillery noted that residents can sign up for weekly reports via email.

A resident reported that she contacted the police via the non-emergency number to report that three cars in her neighborhood were spray painted. She noted that she was told to have the

individual whose car was vandalized call to report the incident. Officer Tillery noted that the police need to talk to the victim of the crime in order to file a report. She added that there are strict criteria for the 911 call center operators, which are not necessarily user friendly. In response to a question from a resident, Officer Tillery suggested that residents ask to speak to a supervisor if they are not satisfied with the response they receive from the call center operator.

Officer Tillery reported that the 6th district police station was temporarily moved to 45 W. Watkins Mill Road while a full service facility is being built.

There was discussion regarding private security hired by the MVF. Ms. Amery clarified that EGHC does not have private security. She added that the MVF has private security to patrol its community centers and parks. Ms. Amery noted that private security would cost \$40,000-60,000 per year, which would increase assessments \$100 or more per year per home. Residents raised concern with the effectiveness of private security.

A resident of Charlesgate reported that there are individuals loitering and acting disorderly at all hours of the night. He added that most of the individuals do not live in the neighborhood. The resident noted that when the police responded to the reports of vehicle vandalism, they recommended homeowners install motion lights. Ms. Amery noted that the Board will support applications to the Architectural Standards Department for the installation of motion lights. She encouraged residents to report lighting outages in the community.

County Councilmember Mike Knapp responded to resident concerns regarding the responsiveness of the police department. He noted that while there are a million residents, there are only 1,150 officers for the county. Mr. Knapp noted that the police department has worked with communities to establish neighborhood watch programs. He added that the new 311 system has been implemented as a means for providing information to police.

County Council President Nancy Floreen echoed Mr. Knapp's remarks. She encouraged residents to sign up for the community listserv in order to alert each other to what is going on in the neighborhood. Ms. Amery noted that residents can contact the community manager to be included on the listserv. Ms. Floreen noted that the police department needs notification of concerns in order to provide a presence. She added that the police department can establish patterns and link individuals to activities based on information provided by residents.

A resident encouraged all residents to be more neighborly and keep an eye out for each other. She added that the community needs to look for ways to help the police help us.

Cathy Matthews, the Up-County Regional Center Liaison representing County Executive Ike Leggett, noted that she is a resident of Eastgate. She encouraged residents to take their neighborhood back. Ms. Matthews noted that residents should be engaged in their community and continue to work with police.

Officer Tillery explained the three ways to report a crime. She noted that citizens can contact the police as a known complainant, a reluctant caller, or an anonymous complainant. Officer Tillery encouraged citizens to at least be a reluctant caller so that the police have an individual to follow-up with if necessary.

Officer Tillery explained the training required in order to implement a neighborhood watch program. Ms. Amery thanked residents who have expressed an interest in participating in the program. In response to a question from the Board, Officer Tillery noted that five representatives are needed from each community to conduct the training.

Kevin Linck, President of the East Village Homes Corporation, thanked the Eastgate Board for working together to create a whole community. He noted that a letter was sent to the 6th district commander to encourage placement of new recruits in the area. Mr. Linck added that it is important to work together so that crime does not get pushed out of one community and into the other. He thanked the police officers and elected officials for their efforts.

A resident thanked the police for their presence and support in the neighborhood.

A resident suggested that a meeting notice be sent to all residents with the opportunity to submit incidents prior to the Board meeting. He added that a gap analysis should be conducted for communities with and those without private security. Ms. Amery encouraged residents to attend the board meetings, which are held on the second Tuesday of every other month. She added that each meeting starts with residents' time.

In response to a question from a resident, Officer Tillery noted that residents should contact American Protective Services (APS) at (240) 631-8383 for concerns regarding Martin Roy Park. She noted that the park is owned by MVF, not the county. Officer Tillery noted that APS can contact the police for support if individuals resist. Ms. Winegar noted that residents can also call the MVF 24-hour emergency response number to report concerns.

Officer Tillery added that residents should contact the police to report disorderly behavior in front of their home rather than calling the management company the following day. She

explained that the county is a call generated police department, not a patrolling agency. Officer Tillery noted that officers are assigned based on the number of calls for service.

A resident of Charlesgate noted areas near the electrical boxes where the trees should be trimmed in order to eliminate hiding places. There was discussion regarding the addition of lighting. Ms. Floreen noted that the pending lighting legislation will not pass as the police recommend brighter lights. Ms. Amery noted that a lighting survey is conducted annually. She added that residents should report outages to the community manager. Ms. Winegar encouraged residents to leave their outside lights on as well. She added that residents can contact her office for help with the architectural standards process for adding motion lights.

In response to a question from a resident, Ms. Amery noted that the Board can discuss incorporating video surveillance with the police department.

There was discussion regarding the mobile speed cameras. Ms. Amery noted that there are no plans for permanent speed cameras on East Village Avenue. Officer Tillery noted that there are five mobile vehicles deployed throughout the county. She added that a resident committee deploys the vehicles on county-owned through streets with a maximum 35 mph speed limit based on statistics.

Captain Parker-Loan addressed resident complaints regarding the lack of police patrols. He noted that Lieutenant Hudson is in charge of staffing for this sector and added that more officers are needed. Captain Parker-Loan noted that when the police department is informed of issues in the community, officers can drive through the area during down time on their shift. In response to a question from the Board, Captain Parker-Loan noted that police officers can be hired by the homeowners association when they are off-duty to patrol neighborhoods. He added that the request first has to go through the Ethics Committee and the Fraternal Order of Police.

Ms. Floreen noted that the police department is stressed by the furloughs that are in place. She added that while they were required to take a pay cut, the police officers are out positively serving the community. Ms. Floreen noted that the community has to inform the police department of concerns in order for the police to determine the needs of the community. She encouraged residents to contact her with their concerns as well.

Ms. Amery thanked the police officers and elected officials for their time. She encouraged residents to attend the next Board meeting on the second Tuesday of September at 7:30 p.m.

Ms. Amery opened the floor for residents' time at 9:20 p.m.

Mr. Linck thanked the Board for working the East Village Board to arrange the meeting with the Montgomery County Department of Transportation (DOT). He added that it was the first time the two Boards have worked together. Mr. Linck invited the board members to the East Village community picnic on July 18. He encouraged the Boards to continue communicating and noted that the county is considering road issues with regard to the development of the Webb Tract. Mr. Linck thanked the Board for their time.