

Minutes: Flint Ledge Estates Board Meeting

Tuesday, July 31, 2007

2316 McCormick Road 7:00 P.M.

Attendance: Brian Rogers, Sonia Rickman, Gayle Brooks – Member: Clayton Nickel

- **Upcoming Meetings and Locations:** Card sent to all residences.
 - Tuesday, Aug 28, 2007, 7:00 P.M., 2314 McCormick Road
 - Tuesday, Sep 25, 2007, 7:00 P.M., 2322 McCormick Road
 - Tuesday, Oct 23, 2007, 7:00 P.M., 2325 McCormick Road
 - Tuesday, Nov 20, 2007, 7:00 P.M., 2316 McCormick Road
 - Tuesday, Dec 18, 2007, 7:00 P.M., 2314 McCormick Road
 - Tuesday, Jan 29, 2008, 7:00 P.M., 2322 McCormick Road
 - Tuesday, Feb 26, 2008, 7:00 P.M., 2325 McCormick Road

 - **Sign off on CD Change:** Done

 - **Sign off on Meeting Minutes from Previous Meeting:** Done

 - **Modification to New Color Webpage:**
 - Simplify text for webpage so that it is user-friendly.
 - Consider reformatting to one chart per house color.
 - Add one column for garage door color match. Gayle will establish reasonable standard for garage door color based on currently approved trim colors.

 - **Nickel Tree Trimming:** Letter received from family with receipt from contract to remove tree; will comply by end of September. Board found proposal acceptable pending compliance.

 - **Remy – Lamppost and Garden:** Email received from family; will comply as soon as possible. Will discuss further at the next Board meeting.

 - **Sign-off on Letter about Leaning Tall White Pine at Rear of 2403 Property:** Done

 - **Decision on Variance for Trim Color at 2330 Property:** Decision of Non-Approval

 - **Update on Entranceway Improvement** – After Board reviews and signs contract from Mark Wessel, City of Rockville Council and Mayor will review and should approve construction of wall; construction may begin by the end of September.
- (Received quotes from Bill Messet – Talked with Mark Wessel from Department of Public Works – He will have a contract for evaluation by next Board Meeting (8/28/07). Will need \$1000 bond for construction. After Board approval, proposal must be approved by Mayor and Council. Can expect to proceed with entrance by end of September if we agree.)
- **Update on Sidewalk Repair:** City of Rockville is responsible for sidewalks that line McCormick Road and not for the sidewalks that line the parking spaces. (Similar to snow removal) City sidewalks will be repaired in the fall.

(Mike Wilhelm said that the plats of the subdivision show that the roadway itself is in a dedicated right-of-way about 28 feet wide and there are two adjacent 10 foot wide easements for the sidewalks and utilities. He said that this means that the City has the responsibility for the sidewalks that fall within that easement, that is, all the sidewalks that run parallel and adjacent to the street. He said that some time this fall we can expect city to repair their sidewalks. He said that, in general, most of the

needed repairs are only grinding of high spots to get rid of tripping hazards and filling of fissures. There are some portions that need to be replaced totally. He proposed that (like the City) HOA take the responsibility for maintenance of common sidewalks only, homeowners should be responsible for individual home sidewalks. Inventory was taken by Gayle and Brian of sidewalks sections in need of repair.)

• **Propose for Quotes from Romano Concrete and Driggs Corporation on Sidewalk Repairs:**

• **Survey Discussion:** Board will not currently approve \$3000-3500 for survey. Brian will consult with companies to determine if they will provide a limited survey to particular areas at issue, such as the sidewalk areas that lead to more than one townhome.

• **Walk-Around Dates:** Sidewalk Inspection: Sunday, August 19, 2007, at 5:00 P.M.
Architectural Control Violations: Sunday, August 26, 2007, at 5:00 P.M.

• **Update on Matching Grant Proposal for Entranceway Repair and Tree Trimming:** Sonia will work on it as soon as possible. Deadline is first week in September.

• **Update on Request for Management Company for HOA.** No response from Management Company.

• **Update on Resident Agent:** Brian will consult neighboring communities and referenced from Cliff for names.


• **Update on Townhome Tree Removal:** Board agreed to hold on the tree removal between townhomes; Board agreed to possibly remove just one tree – behind the end-unit rental townhome.

• **Consultation with City of Rockville Representative:** Gift bags for new residences; Home and Safety meeting with City of Rockville Police representative. Dwayne Jenkins has been contacted regarding these two items.

Meeting adjourned at 8:30 P.M.




Brian Rogers




Simone Seym-Nickel



John Nickell



Sonia Rickman



Gayle Brooks