Orchard Hill Board Meeting **Minutes For: 01/08/2025**

Meeting was called to order by President Dan Malseed at 7:03pm

In Attendance:

Sharon Trudel, Steve Shapero, Slavi Slavov, Frank Serafini, Freida Waller, Dan Malseed, Elizabeth Serafini, Alan Herbert, Susan Murray, Pamela Love,

Old Business

1. We have some assets that need to be attended:
    a. Monument is in good to fair condition but has staining, mortar cracks and deterioration and some signage deterioration
    b. Tot Lot: Lower level (south) fair to poor conditions with frame rust, rusted fasteners, finish deterioration, (wood border deterioration reported but I fail to see it). Much older than upper level, unknown when installed, possibly before 2000. Inspector advises the use of a specialist for design or replacement of the playground equipment
    c. Tot Lot: Upper level (north) installed 2018 in good to fair condition but with fastener rust evident. Inspector suggests annual inspection and repair of loose connections and fasteners or damaged elements
    d. Inspector recommended the HOA learn more about the specific requirements of playground equipment at *www.PlaygroundSafety.org* ; however the site gives no recommendations; instead, it is a tribute to Donna J. Thompson, a professor of Phys Ed at the University of Northern Iowa.
    e. These recommendations can be viewed in greater detail in the Reserve Study for Orchard Hill conducted on June 22, 2023 which I have made available on the Orchard Hill website. On the top row, click to the far right on “More” and select “Asset Management Report”. Once there, click on the Asset Mgt Report June 2023 link and the whole report is available for you to see, complete with pictures.

2. **Recommendations from Andres of Ecoworks:**
    a. a **Bradford Pear**, along berm of Oakland Mills Rd, (OHHA common ground where we removed trees in 2022) is an invasive species (will spread and take over). It is recommended that we remove it and put down herbicide to prevent any seed spread. **<Completed in the fall of 2024>**
    b. Andres suggests we **trim trees** of their dead limbs which will preserve their lives. Should we have Hometown or Greenlink submit bids?

Old Business (continued)

3. Reminder: anyone who wants to clean up their hedge row behind their house need only request permission from the HOA. As long as you don't put in any permanent structures, you will be given permission to do so. **<Completed: now in the Newsletter>**
4. Wayne Thalasinos: Ginko trees being planted – can we ask the county not to plant anymore. **<Completed – Ginko tree removed by the county>**
5. Perhaps we should consider **power washing the mold on the cluster box** (mailbox) on Light Point (middle of street near 6280)?
6. We should **get 1 or 2 bids on cleaning the monument** at the entrance to Orchard Hill to be in compliance with the assessment inspector. We can see if one of the companies will give us a good deal by doing it when they are out in this area. It's probably a 20 minute job at most.
7. Concern for the house at corner of Light Point and Golden Coin. One of our residents who is a social worker was going to report the problem but we haven't heard anything back from her as yet.
8. Wendy Ormont: Sidewalks meet two driveways that are steep and can be dangerous if it's icy outside. Some of the sidewalks need repair. <See item 10.>
9. Mary Ann Wilson: removed trees have not been replaced near her house 6268 Dawn Day near the curve. Gene said SeeClickFix works very well if you need things done that the county has jurisdiction over. Dan: idea to enter needs for clickfix in our newsletter so many people can refer it.
10. Penny Horgan – sidewalk has been pushed up and kids riding bikes and baby carriages take spills there. Dan recommends the SeeClickFix. Gene: if it's two inches deeper they'll replace the sidewalk, otherwise they'll lay down some asphalt. **<Steve contacted the county (public works) and asked them to repair our streets>**

New Business

We need to identify someone or some company who can water our trees if there is a draught. Sharon suggests we ask Hometown Frank will text Steve the contact info for two different companies who will do it for about $50 and hour. <Frank sent Steve the name of two companies: Brian from Columbia Grounds Maintenance 410-418-4808 is the most affordable. Steve needs to make contact. Brightview was the next affordable. Lucas Fisher 844-235-7778>

Steve – send out info to all residents that dues are due by Feb 1 $375 or penalty if goes past Feb 15. Put "Assessments Due" in the subject. Ask Gene about paying before via CINC. Ask Gene to send hardcopy to those folks who don't get electronic communications. **<Completed>**

After Gene responds to my question about early payment, ask him if people are able to pay prior to Feb. 1st. <**Completed** Gene says there's no problem with attempting to pay before February 1st. The website should accept it>

Bring up cluster boxes not locking properly to our state legislator, see if she'll contact post office.

Meeting was adjourned at 8:10pm