

AMBERFIELD HOMEOWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING

THURSDAY, JUNE 20, 2019

Present: David, Michael, Gaston, Dorian, Margarita and Shireen from Abaris.

- Meeting called to order at 7:21 p.m.
- Motion made to approve May 16, 2019 minutes. Board Approved.
- Owner of 12 Lazy Hollow Way installed white door prior to requesting permission from AERC. Owner requested Board to approve white door. Owner indicated according to the store, the door would not have a warranty if it was painted other than the original color in which it was purchased. Owner also indicated the energy efficiency of having a white door since the door faces the sun. Board informed owner to submit an AERC application for the Board's review.
- Owner of 1 Narrow Leaf Court enquired about reseeding for the areas behind the homes where the retaining wall project was conducted. Shireen informed Board in the fall reseeding will be done to those areas as the seeds will take better during the fall season.
- 315 Amberfield Lane submitted an AERC application for their skylights. Motion made and Board approved. **However, in future, all requests for changes to the exterior of the homes must be submitted for approval to the AERC. No exceptions.**
- Owner of 120 Lazy Hollow Drive requested a handicap space near her home. She has a handicap placard and parking is getting out of control. Owners, residents are parking in the open spaces. Some are not utilizing their driveways. **Motion made and Board approved for a parking space to be issued near 120 Lazy Hollow Drive. However, handicap spaces are not exclusive. Owners and residents should be utilizing their driveways to afford residents parking spaces.**
- Owner of 6 Hollow Drive suggested to plant bushes to screen their trash can from plain view. **Board disapproved suggestion.** Trash cans are to be stored in garages or behind townhomes not in front of homes. This policy is enforced as it affects property values and deters hungry animals and there is the smell that accompanies trash cans left out for a while.

- Email received from owner of 305 Amberfield Lane requesting limbs from 3 pine trees be trimmed. The branches fall on her deck, and daily she must clean pine needles and pinecones. FSC provided an estimate of \$250.00 to remove low dead limbs on 3 pine trees. **Motion made and Board approved for FSC to remove the limbs.**
- Owner of 175 Lazy Hollow Drive requested for bushes to be removed from behind her fence. FSC indicated previous owner had planted 3 shrub honeysuckles right on the fence line. FSC estimated work to remove 3 bushes would be \$250.00. **Motion made and Board approved for FSC to remove the 3 Honeysuckle bushes.**
- Email received from owner of 22 Earth Star Court asking permission to install a privacy fence. Board requests owner submit an application to the AERC. Owner also requested permission to hold a shredding event on Suffield Drive at the turn-around. Board referred owner to the City of Gaithersburg for the indicated shredding event. Indicated street is under the purview of the City of Gaithersburg.
- Board received email from resident of 616 Suffield Drive reporting scratches of her child while playing on the playground swing on Suffield Drive. Resident enquired if there are plans to renovate the entire playground. Jeff, Playground Specialist, was immediately notified and inspected the equipment. His findings are as follows: He went by the Narrow Leaf playground and overall everything is fine. There is nothing there that is putting any child at an immediate risk. The infant seats do have the coated chain. Like all coated chains at the bottom where it meets the S-Hook, it is starting to peel. His guess is, this is what caused the scratches on the child. He can replace the coated chain with standard chain to prevent this from happening again. Now, her reference of the "slide-stand", he doesn't think she is referring to the slides. She may be referring to the overall play structure. Everything on here is secure. There are no cracking on the slides, and they just replaced 2 of the climbers. There is some slight cracking and peeling in 2 spots on the deck. This is very minor and is not putting anyone in danger. You have no head entrapments, no entanglements, and no protrusion hazards. **Motion made and Board approved to replace the rusty swing and chains, and**

bar. Replace coated chain with standard chain. All our community playgrounds were inspected earlier this year. The Board had authorized several repairs as a result of that inspection.

- Email received from Inspections Department conveying appeal requests from owners of 207 Amberfield Lane, 403 Amberfield Lane, and 802 Suffield Drive. 207 Amberfield has a white door that was installed in 2006 and doesn't want to repaint it as it will lead to chipping if painted over the factory finish. 403 Amberfield Lane is requesting his trash can be left at their stoop due to uneven ground behind his house. Owner requesting leveling out the common area so he can maneuver his trash can behind his home. According to resident, it's especially difficult on days where the ground is especially muddy. He also notes he has severe back issues and epilepsy, which can be triggered by injuries sustained by slipping. **Board denied request for 403 Amberfield Lane to maintain trash can near stoop. However, Board will look at the common ground area in question.** 802 Suffield Drive requesting an extension to do additional maintenance work on top of cited items. **The Board granted a 30-day extension. 802 Amberfield Lane has until August 11, 2019 to comply.**
- Board recommended to give color palette to Inspector for next year's community inspection. **Motion made and Board approved with one abstaining to include matte white doors in addition to the matte black doors to the color palette.**
- **Motion made and Board approved for FSC to grind stumps at 312 Fleeceflower for a total of \$550.00.**
- Email received from Continental Pools regarding the pressure testing results from water leaking from the kiddie pool. **Board moved to address and perform work in the fall when the pool is closed.**
- **Motion made and Board approved with one abstaining to install crack monitors by CSG on the wall of 12 Lazy Hollow Way in response to the repeat concerns expressed by the owner of this home. CSG had this in their wall retaining project for future work.**
- Email correspondence received from CSG requesting clarification regarding FSC's proposal for fence and wall repairs. **Motion made and Board approved the repair between 223 and 225 Lazy Hollow Drive.**