

AMBERFIELD HOMEOWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING

THURSDAY, JULY 18, 2019

Present: David, Michael, Margarita, Gerald, Gaston, Neli and Henry from Abaris

- Meeting called to order at 7:00 p.m.
- Motion made to approve June 20, 2019 minutes. **Board approved.**
- Resident of 12 Lazy Hollow Drive had concerns about trash being placed on the common area island near their house. Residents are leaving trash out days before actual trash pick-up days and are not placing their trash bags in trash bins. Animals sometimes tear the bags and trash is strewn on the common grounds. They are also placing foliage in plastic bags which the recycling company will not pick up unless lawn foliage is placed in paper lawn bags. Resident also commented the sightings of black snakes. Resident questioned if the sighting of snakes were due to the trash. Board requested to find out who the residents are that are leaving the trash in the island on common grounds. Once identities are known, Abaris will forward a letter to desist this practice and place their trash in a trash container. Additionally, they are to place their trash the night or day of trash pick-up, not days before. They are also to place their foliage in paper lawn bags and not use plastic trash bags as the recycling company will not pick up foliage in plastic bags. Due to recent theft of a vehicle and break ins of vehicles, resident requested to have brighter lights installed in the lamp posts in the community. As to the brighter lights request, The Board had addressed having brighter lights installed a year ago. The City of Gaithersburg replied that replacing the bulbs with LED lights would be too costly and denied our request. In lieu of the recent car theft and break ins in the community, The Board of Directors requested Abaris resubmit request for brighter lights in all the lamp posts to the City of Gaithersburg explaining the need in lieu of the car break ins. Resident also brought up having a Neighborhood Watch. Owner was informed the HOA tried initiating a Neighborhood Watch and had placed the questionnaire and participation information on the Amberfield Website. We did not have enough candidates to initiate a

Neighborhood Watch. Board member recommended at the Summer Pool Party to have a booth for residents wishing to sign up for a Neighborhood Watch. We also referred residents to our Website to submit their interest.

- Letter sent to the owners of 315 Amberfield Lane regarding unauthorized exterior modifications. No response has been received. Board requested Abaris to set a hearing and letter to be sent to owners.
- Board discussed the outcome of white doors. Motion made and **approved** to send a notice to all owners regarding the status of white doors. Grandfather those prior requests that were approved. However, once they replace their door or sell their home, the door has to be in the color compliance set in the handbook. White is not in compliance. From now on, all owners having a white door must be painted in compliance of the established color palette in their Homeowners Association Handbook. These color standards are set forth for our community to maintain a cohesive and clean look. If owners start painting their doors any color, we lose that standard.
- Notice received from resident requesting “No Trespassing” signs be posted at both of the entrances and possibly at the pool area. Resident noted vans, pick-up trucks are coming into the neighborhood the night before the first Wednesday of the month during bulk pick up and taking items. There are also many solicitors leaving flyers on our steps causing littering. Board requested Abaris to find out if the police would enforce the No Trespassing sign even if we installed it.
- Board received email correspondence from City of Gaithersburg regarding the curb issue at 207 Amberfield Lane. The City has to replace their curb and the HOA owns a portion of the driveway apron which is the common sidewalk and the homeowner owns the rest of the driveway. The City is willing to make the concrete repairs and charge the HOA for our portion which is \$1221.00. Board requested Abaris check with City to see what their portion of the cost is. Board also requested to ask why we are responsible for the Maintenance of traffic which was a line item at a cost of \$103.73.
- Proposals from Continental received for additional leak detection versus complete re-plumbing. Management recommends that we seek an independent opinion on this from a pool consultant whom we have used at another pool for construction advice. Motion made and **approved** to get another opinion.

- Request made to Abaris to check the light post by the pool facing the basketball court. The top of the light lamp is tipping over the pool area causing a possible safety issue. Abaris notified to contact the City of Gaithersburg.
- Board adjourned at 8:58 p.m.