

Hollybrooke DSS HOA Annual Meeting

When: Tuesday June 10, 2025 - 7:00PM via zoom

In Attendance: Eli, Dave, George, Jon, Sharon, Jody, Sabrina, Dominic, Heather-MTM Nick Radonic, Jane Markley, Bill Gustavson, Anu & Raj, Winter & Tony Kennedy, Marissa Martin, Jim, Clarissa

Welcome

- Acknowledgment of service: James Griffin – served on the board for a number of years. Specifically spearheaded the effort to stall the redevelopment of the Gude Mansion property. He was also instrumental in the landscaping efforts of the common areas.
- Approval of Minutes – 2nd- **Approved**
- MTM Review of HOA election results – We needed 58 votes for a quorum. Only 51 proxies were returned to MTM, and with 3 additional people at the meeting we will have to hold a recall meeting. This means that we can't confirm new board members, but we can hold a meeting tonight. At the recall meeting, the proxies received and whomever is in attendance, will constitute a quorum and will allow for the seating of the new board members.
- Officer Reports
 - President: Dave Minier – MCPS might be redistricting the College Gardens Elementary School boundary into the Gaithersburg High School cluster. Please look at the information and survey that was sent to the community via the listserv. Also asked people to read Courtney Osbourne's letter that was shared with the community.
 - o Vice President: Jonathan Tubman
 - o Treasurer: George Wolohojian – We have a \$10,215 deficit due to extra snow clearing expenses and a survey that will be discussed later. We can come up with \$1600 from community maintenance money to apply towards the deficit. We will need to take income from investments, which we normally don't do, to cover the rest of the deficit, so that we come out with a balanced budget at the end of the year. George will suggest doubling the amount budgeted for snow removal in the new budget.
Propose moving \$6000 from reserves, to use, if necessary, to cover the deficit – 2nd - **Approved**
 - o Secretary: Eli Nadel – next newsletter will come out in the middle of October, hopefully announcing the annual Halloween parade.
- Committee Report(s)
 - o AERC Liaison – Sally held an in-person meeting for the committee. Bill Gustavson & Carrie Jain are the 2 new members. Summer walk-around should be completed by August 1.
 - o Events: Summer Ice Cream Social – the annual ice cream social, sponsored by the 3 HOAs, will take place on August 23 from 1:30 – 4:00 at the tot lot. The total cost is around \$900 and will be divided proportionally. There is discussion that some local politicians will be invited for them to understand the family nature of this community.

- Current Business

- o Grid #GS32 related to encroachment of plantings – This is the house on Gold Ring Terrace that has planted numerous trees in the HOA common area next to their house. They also have a structure in the HOA common area behind their house. A letter was sent via certified mail, and another letter was sent via FedEx, asking the owners to remove the trees and structure by a deadline or the HOA would remove them, at the owner's expense. The deadlines have passed. The board hired a surveyor to mark the property lines in preparation for the removal. There was a discussion as to whether they understood the meaning of the letters. They are Chinese speakers who might not understand English. They own the Chinese carryout next to Il Pizzico. Winter, who is attending this meeting, speaks Chinese and will try to talk to them when they are home. Dave, Jon & George volunteered to speak to them at their restaurant. Perhaps some of the items will be allowed to stay.

***Addendum – on 6/12 Dave sent an email to Winter, Eli, Jon & George suggesting that he go with Winter to talk to the owners of the house rather than confronting them at the restaurant.

- New Business

- o Grid #GS31 & #GS42 related to common area land management and remediation of bamboo – a total of 10 properties are adjacent to the two parcels: 7320 Gold Ring Terrace through 7200 Gold Ring Terrace as well as 7317 Grinnell Dr. through 7305 Grinnell Dr. & 15428 Indianola Dr. – These properties are affected by a stand of bamboo. At Raj's request, we have periodically cut the bamboo adjacent to his property because it keeps growing onto his property, but bamboo keeps coming back. This year's bid, from the landscaper was \$1500. This is not sustainable and perhaps it is time to find a more permanent solution for the bamboo. Dave had talked to one homeowner who had dug a 3-foot-deep trench and placed a vinyl barrier to keep the bamboo rhizome from spreading into his property. This might be the way to go. Tony Kennedy looked at Chat GPT on ways to remove bamboo and it returned these four ways: The first method is to cut it all to the ground for two years in a row and that should take care of it. The second method that they recommend is using herbicide which but he's not really a proponent of but that takes over a year for that to work. The third is digging up all of the rhizomes which will get rid of it immediately, but he suspects that would be extremely expensive and then the last is the rhizome barrier that we've been talking about as a preventative measure.

The question is do we try to get rid of the bamboo entirely or just manage it? Some of the residents might like it as a privacy screen.

Dave will walk the area with Ron from MTM & Rob from Green Earth to make sure that the common area along the property lines, where the bamboo is growing, is being cut.

It was brought up that branches fall from the common area trees and damage people's fences. It might be time to do a more thorough landscape maintenance plan of the common area trees, due to the aging of the neighborhood. There will be an expense to this, and it will be something for the board to discuss.

- o Open Items – Board members, Homeowners & MTM
Welcome to Dominic Dotterrer, our newest board member. He lives on Grinnell Court.

- FY budget planning set initial meeting date and recall board meeting
 - o Next Meeting: Monday, July 7 at 7:00pm
- Adjourn