

Hollybrooke Derwood Station South Homeowner's Association

When: Tuesday, April 8, 2025 7:00 PM

In Attendance: Eli, Dave, George, Jim, Jon, Jody, Sharon
Nick Radonic, Clarissa Darr, Bill Gustavson, Jane Markley

Welcome

- Approval of Minutes – 2nd - Approved
- Officer Reports
 - President: Dave Minier – will report later
 - o Vice President: Jonathan Tubman – nothing to report
 - o Treasurer: George Wolohojian – George has a question into MTM on where we stand on the reallocation of funds to cover this past winter's snow removal.
 - o Secretary: Eli Nadel – next newsletter will come out in May. Dave, George, Jim, Sabrina & Jody's terms are up. Jim will not run again. Reminded Dave, George & Jody to send the bios to MTM. Sharon had mentioned at the last meeting that her neighbor has expressed an interest in joining the board, but he has not contacted us. She will reach out again.
- Committee Report(s)
 - o AERC Liaison – 1 new application that was approved. Gary Strand resigned from the AERC because he is moving. This left 2 vacancies, but Bill Gustavson volunteered to join and Sally has asked another neighbor to join.
- Business
 - o Current Business
 - ! Common Area Parcel D Gold Ring Terrace – The homeowners at 7328 Gold Ring Terrace planted trees and built a structure outside of their property line, in the community common area. This was pointed out by a community resident. Because of this, a certified letter was sent to the homeowner's asking that the trees and structure be removed by a certain date. There is no indication that the letter has been picked up and no action has been taken to remove the trees or structure. It's possible that the people weren't home to receive the letter and haven't gone to the post office to pick it up. It was decided that a new letter would be sent via Fedex. This letter gives a new deadline and states if the trees and structure are not removed by the deadline, a survey would be done to mark the property lines, and the landscape company would remove the items. This would all be charged be to the homeowners. This letter is attached to the minutes.
 - ! Grinnell Drive Watershed Status – the pond area behind Grinnell Dr is MNCPPC land and years ago they told us they planned to improve the area. Dave reached out to MNCCP and there doesn't seem to be any plans on the drawing board, at this time.
- New Business - Open discussion
 - Jody asked about the upcoming audit. George said it's now done every other year and the auditors will do a one year audit for 2024. The letter that MTM sent

out said that the audit would be for 2023/2024 but that was in error. George will call to confirm.

Jim said that Evelyn Lear, who lives on Indianola at Monona wanted to express her gratitude to everyone who called Washington Gas in regards to gas leak close to her house. Jim also brought up seeing a Rockville annexation plan that we should have on our radar. Nick found information about the plan, and it seems to be about annexing 100 acres around the Shady Grove Metro station.

- o Next Meeting: June 10
- Adjourn



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April 9, 2025

Chenshou Wong
Chuanmei Yu
7328 Gold Ring Terrace
Derwood, MD 20855

Dear Chenshou Wong & Chuanmei Yu:

As a community, one of our goals is to maintain the appearance of the neighborhood so that it remains attractive to other residents, visitors and potential home buyers.

As noted in our initial letter dated March 17, 2025, the following issues were noted at your property which require your prompt attention. This notice is being sent as a follow up reminder asking that you remove all items planted or built outside of your property line and restore the common area to its original condition before May 9th, 2025. If changes have not been made by the specified date, the HOA will arrange for a survey of the area as well as the removal of these items from association property; all costs at the owner's expense.

- Trees planted on common area/community property.
- Structure on common area/community property behind property.

Photos below show the newly planted trees that are not within your property lines. The attached Aerial view shows the approximate locations of these plantings and structure outside of your property line.

If you have already taken care of the issue(s), we appreciate your efforts and please disregard this notice.

Thank you for your prompt attention in this matter. If you have any questions or concerns, please contact our office.

Sincerely,

MTM Management

On behalf of The Board of Directors for Derwood Station South HOA, Inc.

