HOA June Board Meeting
June 1, 2015
7:35 pm

Board Members Present: Julia Pitkin-Shantz, Arthur Halperin, Kris Sollid, Justin Temple, Dipti Singh
Community Residents Present: Susan McHale, Doc Shantz

1. Call to Order and Approval of Minutes of previous meeting
	1. A motion was made to approve the February Board meeting minutes. The motion was seconded. Minutes were approved and will be posted to Deertree.org.
2. Report of actions taken outside previous Board meeting, if any. Documentation will be attached to these minutes.
	1. None
3. Committee Reports
	1. Grounds – Susan McHale
		1. Fencing on Baltimore Road retaining wall
			1. Cost estimate up to $890 for the job.
			2. Motion to allow Alika Robb to proceed with repair was seconded and approved.
		2. Grounds cleanup
			1. Baltimore Road retaining wall clean up was completed.
			2. Additional maintenance needed between Synagogue and homes on the hill. Cost estimated to be $100/month for remaining 6 months ($600 in total).
				1. Motion made and approved for up to $600 to Terra.
			3. Shrub replacement on White Gate Drive.
				1. Up to $200 approved for replacement.
			4. Path connecting White Gate and Synagogue parking lot.
				1. Bids continue to be collected and reviewed. Latest bid from Terra is over $2,000
			5. 2015-16 Grounds Maintenance Strategy
				1. Multi-year contract discussed as a cost-savings measure
			6. Miscellaneous spending requests for Grounds Committee
				1. Small budget (<$250) suggested for Grounds discretionary spending with no advance Board approval.
	2. Streetlights – Arthur Halperin
		1. The Board is considering installing LEDs in the community to replace the current standard bulbs for long-term cost savings.
		2. Kolb electric has installed two LEDs of differing power levels. The Board is currently assessing which bulbs to choose for the community.
			1. Option 1 (lower lumen bulbs—par 38): $3,300 before rebate, $0 after rebate for the lower lumen bulbs.
			2. Option 2 (higher lumen bulbs—60W LED): $9,100 before rebate, $3,300 after rebate.
			3. Both options will confer monthly electrical savings.
		3. Motion to replace current streetlights with new LEDs was seconded and passed unanimously.
			1. The Board will devise a specific plan to determine which bulbs to choose for which streetlights and hold a community walk-thru assessment of lighting needs.
	3. Social – Justin Temple
		1. Community potluck is scheduled for Saturday, June 27 @ 5-8 pm in the clearing near White Gate Drive.
	4. Covenants – Doc Shantz
		1. Non-compliance regarding parking necessitates a reminder be sent to the community members.
4. Open Members Forum
	1. No discussion held.
5. New Business
	1. Justin will draft a newsletter to go out in early June
		1. Reminders to include pet waste, yard maintenance, Potluck reminder, streetlight replacement, sidewalk parking, trash cans.
			1. Drafted new bites for the above reminders are needed.
				1. See Parking Notice below
6. Unfinished Business
	1. Disintegrating sidewalks
		1. Sidewalks in front of 2000, 2002 and 2004 have significantly deteriorated.
		2. The Board continues to discuss appropriate action.
		3. Williamsburg has not responded since their visit here
7. Adjournment
	1. The meeting adjourned at 9:08 pm.

*Meeting minutes taken by Kris Sollid, HOA Secretary and Treasurer*

DRAFT Sidewalk Parking Notice

TO: Rock Creek Overlook Homeowners

RE: COMMUNITY PARKING SPACES

1. It has come to our attention that portions of our sidewalks are still being used as parking spaces. We understand that guest parking is at a premium within our community and the Board continues to discuss effective ways to address this. In the meantime, our sidewalks are not to be used as extensions to driveways. Parking on or blocking a sidewalk is a violation actionable by the HOA. Nor can the sidewalks withstand the weight of vehicles.

Please do not park on any sidewalks.

1. With the shortage of parking for guests, we ask that every homeowner use their garage and driveway for their own cars. It is especially critical to keep the upper parking area across from 2040 free from residents’ cars because there are so few guest spaces near those houses. Remind your guests they can park on the synagogue-side of White Gate if both parking areas are full.

Thank you for your continued efforts to keep our community an enjoyable and affordable experience.

Sincerely,

Rock Creek Overlook HOA Board Members