

# Luxmanor Citizens Association

## BOARD MEETING MINUTES

December 3, 2018

<u>Board &amp; Community Members Present</u>	<u>Home Address</u>	<u>Email</u>
Sheri Steisel Wess	11326 Cushman Road	<a href="mailto:sesaaw@gmail.com">sesaaw@gmail.com</a>
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Karl Warnsman	6221 Mazwood Rd	<a href="mailto:kwarnsman@gmail.com">kwarnsman@gmail.com</a>
<u>Non-Community Guests</u>	<u>Organization</u>	<u>Email</u>
n/a	n/a	n/a

### 1. 7:15 p.m. Welcome/Call to Order/Introductions

- Sheri called the meeting to order.
- Attendees introduced themselves.
- Agenda was approved.

### 2. 7:20 p.m. Membership

- Marilyn provided the report.
- A pizza party lunch “meet and greet” will be provided to new members who moved to the community within the last three years. It will be hosted at the Windermere club house on Sunday, December 9, 2018.
  - Sheri explained that this is an experiment to welcome new household members and do something social for the community. Sheri and Suzy explained that advocating “social” is important for upholding the value of the community.
  - Sheri explained that the LCA only has the budget to feed households that have been in the community for three years or less. The desire is a more manageable meet and greet. 80 families have been invited. This includes, Luxmanor, the Oaks, and Windermere. The charter of the LCA lists the streets that are included, and the website highlights a map.
- Marilyn explained that years ago she wrote a letter to anyone who did not join the LCA, and felt this generated new members. She offered to write and send a new letter.

- Nikki asked if the LCA has an official letterhead. Marilyn said that one exists. Nikki explained that the letter she received was not on letterhead. Marilyn explained that the letters this time were sent out with less notice than in the past and as a result were not on the LCA letterhead. Marilyn noted that future letters will be on the LCA letterhead.
- Abbe explained that we own the logo letterhead on the website. Nikki agreed to grab the image and produce a newer, more updated letterhead.

**3. 7:25 p.m. Approval of the Minutes**

- Abbe made a motion to approve the minutes, and Sharon seconded.
- Ed's address needs to be corrected.
- Page 2, first sentence change "website in not" to "website is not".

**4. 7:30 p.m. President's Report—Henson House, Green Acres Summer Camp, Luxline, Looking ahead to 2019, website**

- Sheri provided an update.
- Henson House
  - Sheri wrote a letter in favor of county appropriation. It was approved to provide more funds.
- Green Acres
  - Public schools now start after Labor Day. Green Acres applied to the County for three more weeks of summer camp. It was approved. This is expected to increase traffic to the area.
  - Nikki and Sheri met with the school about traffic. The school offered LCA the ability to do an event at their location once a year, if requested.
- Luxline
  - This is the monthly online magazine. Till now, it has been in hiatus.
  - Luxline is being reinvigorated and will soon be produced on a monthly basis. Advertising will be available. Community members can receive a discounted rate.
  - Sheri will be requesting board members to write articles for Luxline. She would also like members of the community to contribute interesting articles.
  - There will be no charge to receive the newsletter. A \$25 discount is available to LCA members who choose to purchase ads.
- Website
  - Sheri has been trying to convert the site to an https:// secured site.
  - Currently, the LCA has two websites, luxmanor.org and the listserv.
  - We received an initial engagement fee for \$900, it was rejected and rebid at \$500.
  - Many upgrades to the backend of the site have been made
- Looking ahead to 2019
  - Traffic will be a priority.
    - As schools come online, the community is expecting a substantial increase in traffic.
    - The challenge will be how to maintain the beauty of the community with increased traffic, that will make the area feel and look more city-like.
- Sheri thanked all the board members and committee members for their time and assistance during the 2018 calendar year.
- Comments/questions
  - None.

**5. 7:45p.m. Budget Update**

- Burman provided an update.
- Revenues
  - Incremental increase in dues paid,
  - Now \$17,000 in total revenue, expected to go up from depositing movie night checks.
  - He expects to exceed revenue projections.
- Expenses
  - Expenses are higher than expected due to the secured website and technology needs.
  - Largest expense is the off-duty police officers. Year-to-date (YTD) budgeted at \$12,500. To date, the LCA has used \$3,725, and he expects the entire amount to be spent.
- In terms of the bank account, the current checking account is slightly under \$12,000, and \$500 resides in Paypal. Total cash asset are roughly \$71,000.

**6. 7:55 p.m. Proposal to Change LCA Banking**

- Burman provided an update
- LCA has held its account with M&T Bank for years. Burman expressed the following concerns regarding the relationship:
  - The checking account is assessed fees if the balance drops below \$10,000 and if the LCA has more than 300 transactions per month (i.e., an issue in July and June when checks are deposited). In the past, Burman has regularly had to fight against these fees of \$300.
  - The M&T account was set up at the Edmonston branch, and the bank will not switch its servicing to another branch.
  - The Savings account pays out 0.8%, and the LCA received \$3 of income on \$50k.
- Burman proposed that the LCA move its accounts account to Revere Bank. Savings can earn approximately 3% per year and will do check deposits in bulk. The bank wants to work with the LCA and will offer more flexible terms. Klopper Road and Quince Orchard is the location of the bank, and Berman's contact will come to his house to pick up the checks, providing more convenience.
  - Abbe asked if there are any costs to move the money to a new bank.
    - Berman said no. Another reason to change banks is he is almost out of checks and before he reorders, he would like to move to a new bank to save on the check fees. Burman feels it will be logistically easier to manage the bank account.
  - Abbe asked if the bank account has to be changed with respect to Paypal.
    - Berman said that would need to happen, but is not a big deal.
- Moving the money does not require a vote, however, Sheri sought feedback from the Board. No negative comments were mentioned, as the Board and community guests were supportive of the change.

**7. 8:00 p.m. Friends of Cabin John Creek partnership update**

- Sandy provided an update.
- She explained that the FoCJC was recently awarded its third Chesapeake Environmental Grant. A portion will be provided to Luxmanor for stormwater management.
  - Sandy would like to develop an environmental stormwater management plan for the LCA. She asked that the LCA keep her informed which areas should be included in that plan.
- Abbe will be working closely with Sandy on an ongoing basis to help monitor the health of the creek.

- Sheri explained that LCA has been working with Greater Farmland Association's president regarding the creek, and both associations plan to collaborate in working with WSSC to receive remediations. Sheri reminded the group that this is a long-term process. The associations will be working together to figure out the parties responsible and the plan for remediation.
- Abbe explained that there is a unknown contamination in the creek and that LCA has asked for a study from WSSC.

## 8. 8:05 p.m. Zoning and Development Report

- Abbe provided an update.
- Abbe explained that three schools will be coming back to the neighborhood within 18 months. Luxmanor is scheduled to reopen in 2020. Tilden will also reopen in 2020, and will be co-located with the Rock Terrace School. The student core capacity is:
  - Lux 750
  - Tilden 1,500
  - Rock Terrace 200-300
- Any of the schools can open at 120% of capacity. If that happens, it means 2,500 to 3,000 students.
- Sheri reminded the group this will impact traffic and parking.
- Rachel reminded the group there will be buses running throughout the day.
- Alef Bet school has a 20 student load at the moment. Police will be there. Abbe and Sheri just attended the open house.
- Green Acres filed to keep the summer camp open for three weeks longer, as Sheri explained earlier. With concerns over traffic, Green Acres is spreading out the times for drop off in separate groups.
  - Four years ago, Green Acres acquired a 1.3 acre adjacent property on the corner of Danville Drive and Ibsen Drive. It is unknown what they are going to do on the property. There is a house they are renting at the moment.
- Abbe further explained that on Old Georgetown and Executive Boulevard, there are an expected 3,000 new units. The owners of one property are interested in placing a "market", and asked the LCA for suggestions.
- Abbe explained that Henson House is expected to bring about 1,000 students per month.
- Abbe explained that on Rock Spring Drive across from Walter Johnson High School, that property is slated for another significant mixed use residential development.
- Abbe gave an update on the Montgomery Mall Association redevelopment.
  - The LCA does have a say on the MMA board.
  - The plan is to convert parts of the mall to mixed use residential with the mall. MMA Property has requested to the county Board of Education that students from the area go to Churchill High School since there is currently a moratorium on adding more development at Ashburton. This indicated:
    - A big overcrowding issue at WJHS that is not being addressed. The schools cannot accommodate additional development.
    - The developer was not forthcoming with Sheri and Abbe, from when they previously met. The developer originally told Abbe that the residential development was for 55+ and older senior living facility. Asking for teens to go to Churchill HS seemed contradictory.
- White Flint

- Abbe explained that there will be no more appeals and Lord and Taylor will be allowed to stay.
- There is an upcoming White Flint meeting, where this will be addressed.

## 9. **8:20 p.m. Roads and Traffic Report/Sidewalks**

- Nikki provided her report.
- Henson House
  - She met with officials. There will be limited parking onsite. County has approved a bus lane, so there will be a drop off circle. The parking lot will be across Old Georgetown Road. Henson House wants a better pedestrian walkway. It is a seven second light to cross seven lanes of traffic, so improvements are needed.
- Green Acres
  - Nikki met with Green Acres officials to discuss traffic. Spoke about the Old Georgetown/Tilden light.
  - She tried to coordinate with Old Georgetown Village on the condition of the light.
- Oaks & Windemere HOAs
  - Nikki met with both HOAs.
- Repair Tickets
  - Nikki explained that there are 60 tickets open with the State. She got through 40 of them (includes repairs to potholes and signs). Windemere is on the list for resurfacing. The county does not believe there are enough tickets to fix the streets. Residents are encouraged to call the county and make a complaint to 311. To improve anything, the county looks at the metrics of calls into 311.
    - Sheri stressed it is really important that residents call 311.
  - Rosemont Drive and Lux Lane Intersection - County is lacking data on accidents. There are 1,500 to 1,700 cars at that intersection per day. County only tracks police dispatches. If you see an accident, call the police and ask for a dispatch. That is the only way an accident counts within the system. The LCA will need 3,000 cars per day crossing that intersection to get a stop sign. Instead the county is offering an “Access Restriction.” That means no one can turn into that intersection during certain hours. There are four intersections and the LCA is asking for one to have the Access Restriction. This means the county will determine the peak hours and restrict access during those times.
  - Nikki explained that we have one traffic engineer assigned to the entire community, a reason for the backlog in tickets getting completed.
- Police
  - LCA separately pays for off duty traffic enforcement. However, if the police ticket someone, the County, not the LCA, receives the money.
  - Nikki explained that any 311 call is met with a return call.
    - Sheri encouraged people to call the non-emergency police if we see people fail to stop at stop signs.
    - Abbe explained that everything in the County is driven by “data”. The County Executive informed Abbe that there needs to be record of a complaint for the county to do anything.
- Abbe also explained that no one owns the property 10 feet from the center of the street because there is underground infrastructure.
- Nikki informed everyone that the MCPS bus manager has diverted buses out of Windermere.
- Drainage problems

- The County will fix swells at no charge. It is a mosquito safety problem. If you see a problem or pool of water, call the County. The County does not own your culvert pipe and will not replace it. They last roughly 30 years.
- Storm Drain Erosion Complaints in Windermere - still waiting on the county to address this.
- Crosswalk on Rosemont in Oaks will be repainted in the spring.
- 15 curves installed in Lux for road erosion issues.
- Old Georgetown and Tuckerman light
  - All the road issues are a direct result of the traffic light that is owned by the State. So, this will take a long time to fix. The issue is that people are creating cut-through traffic. The county is re-considering a “No Turn On Red” sign.
- Sidewalk on Marcliff Road
  - There is a broader sidewalk project that includes Windemere. Any citizen can request a sidewalk and you don’t need to be a resident to request a sidewalk. The sidewalk project was broader on the Luxmanor side. Homeowners will receive a letter saying there was a request for a sidewalk. If people don’t want it, respond to the letter. The County will follow the feedback they receive. The deadline is Jan 11th. Afterwards, a community meeting will be established for people to voice support/concerns. That is the place where the County gathers data to understand how the community feels. Most sidewalks that make it to the community meeting, on average, materialize. Nikki further explained that the County does not disclose how many are in favor, or not, of sidewalks and this doesn’t determine the outcome. Outcomes are determined on a case-by-case basis. 124 homes are affected directly, even if 248 homes are indirectly affected. Nikki also mentioned that one can request their own street lamps.
- Abbe added, if a sidewalk is put in front of your home, you are obligated to shovel the snow within 24 hours or will get a ticket of \$75 or more. She noted that homeowners are not taxed on their sidewalks.
  - Abbe further noted that if a school Principal makes a request for a sidewalk, that holds great weight with the county. It is unclear whether the Tilden, Luxmanor or Rock Terrace School Principals made a request for the sidewalks on Marcliff.

**10. 8:35 p.m. Green Sheet**

- No discussion. Will be spoken of at the next meeting.

**11. 8:40 p.m. Events Committee**

- No discussion.

**12. 8:45 p.m. New Business**

- No discussion.

**13. 8:50 p.m. Adjourn**

- At 9:05pm.

**Upcoming Meetings:**

1. Sunday, December 9, 2018 – LCA New Neighbor Pizza Party and Meet and Greet 11:30 am - 1:00 p.m., Windermere Clubhouse
2. Monday, January 7, 2019 – Board Membership Meeting at 7:15 p.m.