



P.O. Box 212 • Olney, Maryland • 20830
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DRAFT
Executive Board Meeting Minutes
November 13, 2018

CALL TO ORDER

President Billy Becker called the meeting to order at 7:32 PM

He asked for a motion to approve the October 9, 2018 Minutes and the November 13, 2018 Agenda. There was a motion and a second and the minutes and the agenda were approved by acclamation.

GOCA representatives, alternates, invited guests, and members of the public introduced themselves.

REPRESENTATIVES FROM THE MONTGOMERY COUNTY DEPARTMENT OF TRANSPORTATION

David Miller, GOCA 1st Vice President, introduced representatives from the Montgomery County Department of Transportation (MCDOT). Richard Dorsey is the Chief of the Division of Highway Services and Josh Fals is a Community Outreach Representative. Highway Services Programs include: bikeways, roadway maintenance, roadway resurfacing, concrete maintenance, concrete rehabilitation, foliage work orders, storm response, tree maintenance, leaf collection, street sweeping, major storm drain projects, park roads and bridges. Routine maintenance includes erosion repair and storm drains. Because of our interest in driveway culverts, we were referred to two citations from the Montgomery County Design Standards.

Section 1.3.1 Clause 4: Right-of-Way Easements, Ownerships and Maintenance

“All existing or proposed surface drainage facilities such as swales, streams, storm water management facilities, unpaved or paved channels, etc., located within privately owned easements or on privately owned land with no public easement shall be the legal responsibility of the property owner, easement holder and/or Home Owners Association for operation and maintenance in accordance with County Regulations.”

Section 5.2: Driveway Culverts

“The driveway and driveway apron are to be maintained by the property owner. As an integral part of the driveway, the culvert, the end treatments for the culvert, and/or trench drains, if any, shall also be maintained by the property owner.”

The direct link to the Drainage Design Criteria is:

https://www.montgomerycountymd.gov/dot-dte/Resources/Files/Drainage_Design_Criteria.pdf

In summary, Montgomery County policy dictates that the culvert pipe under driveways, including any end treatments, and trench drains are the responsibility of the property owner.

When asked if the County could at least supply a list of properly licensed contractors, we were told that it would be inappropriate for the County to do so. It would appear that they were favoring particular contractors.

Another question was about a resident who was severely overcharged to have her culvert pipe replaced and driveway repaired. Montgomery County does have a Consumer Protection Office to which it can be reported.

Someone asked about when in the season line-stripping stops. It generally stops mid-November to December, depending on the weather.

FORMAL ADOPTION OF RESOLUTION (SECOND READING) ON COMMUNICATIONS TOWER

Copies of the formal resolution regarding GOCA’s opposition to the proposed 330 foot tower communications tower with 18-foot extension at the intersection of Md. Rt. 97 and Md. Rt. 200 were distributed.

Alden English made a motion to approve the resolution. It was seconded and unanimously approved.

IMPROVEMENT OF THE ASSOCIATIONS’S WEBSITE

Katie Harris, Corresponding Secretary, reported that the board had determined that we do not have \$5,000 to \$8,000 to improve our website. We are looking at reaching out to get lower priced options. We did get one quote for \$900 from someone who helped a local association with its website.

REPORTS

Treasurer’s Report: There was no Treasurer’s Report since the treasurer was unable to attend.

OTCAC: Helene Rosenheim reported that there are questions regarding the McDonalds renovation.

We were promised that the colors would be earth tones, but the structure was painted gray as it was originally proposed despite the promise. OTCAC will check to make sure other requirements were fulfilled.

Concerns had been raised about individuals who spend the day, or long periods of time, in the area of trees behind the bus stop at the Rite Aid Shopping Center. It was noted that Olney has a homeless population and that the nearest shelter is in Rockville. If they are not breaking any laws and someone is concerned about an individual or group, the County Crisis Center can be called to offer services to the homeless person(s).

Transportation: There will be a listening session on November 29 with County Executive-Elect, Marc Elrich at Olney Elementary School from 7:00-8:30 PM. Some points that may be raised include: traffic in Olney; GOCA and OTCAC would like greater input regarding what goes into various properties and how they will look; the proposed Communications Tower.

5-G Installations: zoning amendment was pulled from the County Council, but could come up in 2019.

Emergency Communication Tower: The State Highway Commission has been non-committal. There is nothing new to report. We need to coordinate and communicate with newly elected officials. Marc Elrich seemed to indicate that he would support our efforts to oppose the tower as proposed.

Primrose School: There are concerns from neighboring communities. There is a proposed two story school and pool. What kind of lighting will there be? What will the noise level be? Buses and traffic are a concern. It is a wooded lot and a path has been clear cut already.

Giant Property: We have not gotten any response from the property owners regarding potential use of the existing Giant property. They hope to move by April into the former Shoppers Food Warehouse property.

Olney Rotary AEDs: AEDs are to be put in various shopping centers in Olney. GOCA was asked for support and it turns out they were looking for financial support. GOCA cannot financially support the effort, but certainly can offer our general support of such an effort. We can tell them to watch for grants for Olney civic projects from the Olney Civic Fund.

Cannabis Dispensary in Olney: The dispensary will probably open after the first of the year. It is a highly regulated business. There have not been any problems at any other facilities. It is a cash only business and only serves qualified patrons.

Senior Housing at Bethel Outreach Church: The property is located at Batchellors Forest Road. David Miller and Billy Becker attended a meeting at the church which turned out to be a concept meeting only. The church has determined that there is a need for affordable senior housing. They have 60 acres of land which includes 13 usable acres to build. They have not made any decision on the particular

types of housing they would build and plan to do it in stages. This is a mission of theirs.

GOCA IN THE COMMUNITY

GOCA board members, Billy Becker, David Miller, and Carol Frenkel attended the annual meeting of the Brooke Manor HOA on November 7. Anthony Watkins summarized the issues that were presented at that meeting. There are traffic issues surrounding the use of Emory Lane as a cut through into Brooke Manor to avoid traffic on Georgia Avenue. The volume and speed of the traffic are problematic. The neighborhood tried traffic calming islands which did not help and were eventually removed. The County has proposed signs setting turning restrictions during certain hours. The homeowners feel the only solution would be to have restricted access on Cashell Road and Emory Lane. The community is seeking comments on the County proposal. They would like GOCA support.

Billy Becker and Katie Harris attended the HOA meeting at Brookeville Knolls on November 8. They are also dealing with the use of a traffic cut through that brings much traffic through their neighborhood. Drivers are using Queen Elizabeth Drive to avoid traffic at Georgia Avenue and Route 108. They are asking for another traffic study. Their community also did a survey and how they feel about a variety of local issues. About half of the homeowners responded. They were interested in: traffic in Olney; more walkability; more things to do, including a movie theater or bowling alley; want to retain the small town feel of Olney. The representatives from their community are wondering how to more fully engage their residents in the work of GOCA. Committees can be a way to help and much of the work can be done by phone or emails.

AWARDS AND NOMINATIONS

Jackie Benn spoke. While she is still willing to help in the process, she cannot lead this endeavor. She asked people to step up to do the work.

Ryan Martin made a motion to adjourn. The motion was seconded and approved by acclamation.

The next meeting of GOCA officers will be on November 15. The next General Meeting will be on Tuesday, December 11, 2018.

Respectfully submitted
Carol Frenkel, Recording Secretary

In attendance:

GOCA Officers

Billy Becker, President – Ashley Hollow; David Miller, 1st Vice President – Norbeck Meadows; Stacy

Levine, 2nd Vice President -- Reserve at Fair Hill; Carol Frenkel, Recording Secretary – Olney Mill; Katie Harris, Corresponding Secretary – Norbeck Meadows

GOCA Representatives and Alternates

Anthony Watkins (Brooke Manor), Dave Rada (Brooke Manor), Kathleen Salanik (Brookeville Knolls), Ryan Martin (Brookeville Knolls), Carol Sullivan (Cherrywood), Lee Kidd (Cherrywood), Jackie Benn (Fair Hill Farm), Danny Benn (Fair Hill Farm), Helene Rosenheim (Highlands of Olney), Ed Weisel (Norbeck Meadows), Lori Nelson (Olney Oaks), Jay Feinberg (Olney Oaks), Jeff Weiler (Preserve at Small's Nursery), Alden English (SEROCA), Aleka Kapatou (Tanterra), Hilary Rogers (Victoria Springs), Ruth Laughner (Williamsburg Village)

Public

Nina Lawson (Bethel World Outreach Church), Terri Hogan (Greater Olney News), Orlando Edwards (Pastor, Refuge Church), Barbara Falcigno, Jason Eustace, John Ramsey