



TOWN CENTER COMMUNITY ASSOCIATION

Minutes
June 18, 2008

APPROVED 7/10/2008

The special meeting of the Town Center Community Association was held on Wednesday, June 18, 2008, at Historic Oakland Manor. Those in attendance were Chairperson Lee Richardson, Vice Chairperson Linda Wengel, Board members Jean Israel and Stephen Meskin, Columbia Council Representative Suzanne Waller, Village Manager Patricia Laidig, Assistant Village Manager/Covenant Advisor Patricia Loeber, Town Center resident Hugh Tousey and Alexis Martin, and Jolynn Whitten from Vantage House.

At 7:02 p.m., Ms. Waller made a motion to approve the agenda as amended to add June 25, 2008, Board meeting. Ms. Wengel seconded the motion. The motion carried unanimously. Ms. Laidig stated that Mary Kay Sigaty could no longer attend the meeting due to its rescheduled date and she will report on her discussion with Ms. Sigaty concerning Resolution No. 62-2008.

Ms. Wengel made a motion to approve the May 28, 2008, minutes as submitted. Ms. Waller seconded the motion. The motion carried unanimously.

RESIDENT SPEAKOUT

Mr. Tousey informed the Board that the sidewalk on Little Patuxent Parkway along Symphony Woods has brush, tree limbs, and poison ivy over it, making it difficult to walk. He said that he has accessibility to the conservation film, "Black Diamond", if Town Center would like to show it. Mr. Tousey said that the Board needs to ask for more pedestrian signage along Little Patuxent Parkway. He said that the only improvement by the community college is in the traffic lights and said that there is no police enforcement of pedestrian issues. Ms. Waller stated that she has spoken to residents about volunteering for the S.M.A.R.T. program. Ms. Loeber will follow up with information for them. Mr. Tousey left the meeting at 7:12 p.m.

ARCHITECTURAL COMMITTEE

The Architectural Committee portion of the meetings was opened by unanimous consent.

6013 Shepherd Square: Remove shrubs and one evergreen tree. Replace sliding glass doors with French doors. Discussion with Mr. Martin included concerns about a large tree behind the homeowners' property that has branches falling on his deck, erosion in his yard, and utility cables above ground in the vicinity. **Ms. Wengel made a motion to approve the application with the condition that shrubs are planted where the tree and shrubs are removed. Mr. Meskin seconded the motion. The motion carried unanimously.** Mr. Martin left the meeting at 7:25 p.m.

Vantage House: Remove nineteen dead/decayed trees throughout the property. Install vinyl fencing to enclose emergency fuel tank, generator, and dumpster. During discussion, Ms. Whitten stated that many of the trees will be replaced and an application will be submitted for them. She said that by removing these trees, space would be made for residents to enjoy the outdoors and would help other trees grow. She said that a professional tree service reviewed the whole property and designated these trees to be taken down. Mr. Meskin questioned the health of some of the trees. Ms. Israel said that she deferred judgment to the tree experts. **Ms. Wengel made a motion to approve the application regarding the removal of trees as submitted. Ms. Israel seconded the motion. The motion carried 3-1-0, with Mr. Meskin voting nay. Ms. Wengel made a motion to approve the application regarding the fence enclosure as submitted. Mr. Richardson seconded the motion. The motion carried unanimously.** Ms. Whitten left the meeting at 7:45 p.m. Mr. Meskin said that he was concerned that the Architectural Guidelines are not keeping up with the times. Ms. Laidig said that they are routinely revised and Ms. Loeber will be

drafting revisions this summer. **The Architectural Committee portion of the meeting was adjourned by unanimous consent.**

NEW BUSINESS

Howard County Resolution No. 62-2008:

Ms. Laidig said that Ms. Sigaty informed her that it appears that Resolution No. 62-2008, including the New Town Zoning district as a density receiving parcel for Bill No. 50-2008, will be withdrawn.

Appointment to Village Board:

The applicants for the vacant position on the Board were Gail Broida, Karl Glock, Hugh Tousey, and David Vaughan. **After an anonymous written ballot of 3-1-0, Ms. Wengel made a motion to appoint Gail Broida to the vacant board position with a term ending April 30, 2009. Ms. Israel seconded the motion. The motion carried unanimously.** Stating that it is wonderful that there were so many applicants for this position, Ms. Waller made a motion to increase the size of the Board. The motion died for lack of a second. **The Board told Ms. Laidig by unanimous consent to ask the applicants if they would serve as Board liaisons for the condominiums, public safety, and special events.**

FY 2008 Facility Use Report:

After discussion, Ms. Wengel made a motion to approve the FY 2008 Facility Use Report as submitted. Ms. Israel seconded the motion. The motion carried unanimously.

Revitalization Report:

Ms. Wengel and Ms. Laidig explained the history and purpose of the Revitalization Committee to bring issues to the county that the villages have not been able to resolve. Mr. Meskin asked to include the unsightliness of the green utility boxes on Vantage Point Road and enforcement of county law regarding signs that are illegally posted on roadways on weekends. Ms. Waller asked to include that there are potholes on Route 175 over Route 29. Ms. Wengel asked to include Mr. Tousey's request for the Board to advocate for more pedestrian signs on Little Patuxent Parkway and a request for an update to the Vantage Point Road pedestrian improvements initiative. **The Board decided by unanimous consent to have Linda Wengel continue as the Board liaison to the Revitalization Committee, and include in the revitalization report, 1) beautification needed for the green utility boxes on Vantage Point Road, 2) status of the pedestrian safety initiatives on Vantage Point Road, 3) potholes on the Route 175 overpass of Route 29, 4) need for more pedestrian signs on Little Patuxent Parkway, and 5) the issue of signs put out on the weekends.**

OLD BUSINESS

Email Policy:

After discussion, Mr. Meskin made a motion to approve the Board Email Policy as submitted with one correction to a typo. Ms. Israel seconded the motion. The motion carried unanimously.

Development:

The Board discussed revisions to the submitted letter to Gregory Hamm of General Growth Properties (GGP). The letter's content includes the Board's opinions and concerns about the GGP plans for the downtown regarding the environment, traffic, density, destinations, Symphony Woods, Merriweather Post Pavilion, walkability, and governance. Each change to the letter written by Ms. Wengel was transcribed and read back to the Board by Ms. Laidig. **Ms. Waller made a motion to approve the letter as revised and to send it to Gregory Hamm. Mr. Meskin seconded the motion. The motion carried unanimously.** Ms. Laidig will email the letter as revised to the Board tomorrow, for Mr. Richardson's signature. **The Board decided by unanimous consent that Ms.**

Wengel will write a summary of the letter for the next *Center Fold*.

June 25, 2008 Meeting:

After discussion, the Board decided by unanimous consent that it will not meet on June 25, 2008, since it is only one week from the June 18, 2009, special meeting which was called due to the cancellation of the June 11, 2008, meeting because of a power outage at Oakland Manor.

BOARD COMMITTEES

Nothing at this time.

BOARD AND STAFF REPORTS

Manager's Report:

Submitted in writing.

Ms. Laidig told the Board that she had received a letter and petition from the Barnside Condominiums in Hickory Ridge concerning the hospital's construction and design plans that impact its residents.

Chairperson Report:

Nothing further at this time.

Columbia Council Report:

Submitted in writing.

Ms. Waller stated that she is representing Pearl Atkinson-Stewart at this time on the Board Operations Committee. She said a professional search firm has been picked for hiring a new president. Ms. Waller said a professional watershed advisor has been hired, the new computer system is going up, and she visited the Teen Center and Arts Center and they are terrific. Ms. Waller said the Board has taken up the issue of whether or not the president can vote on the Board Operations Committee and whether or not the author of a motion can withdraw the motion. She said that the Board is also looking at risk management issues of being self insured.

BOARD MEMBER COMMENTS

Ms. Wengel asked that the next Board agenda include the issue of the Lakeside and Evergreens developments still under General Growth Properties' architectural control.

Ms. Waller made a motion to adjourn the meeting. Ms. Wengel seconded the motion. The motion carried unanimously. The meeting of the Town Center Village Board adjourned at 10:02 p.m. The next scheduled meeting of the Town Center Village Board is on Wednesday, July 9, 2008, at 7:00 p.m.

Recorded and attested to by:

Patricia B. Laidig
Secretary/Treasurer

Date