

The second quarter Pheasant Run HOA meeting was held on March 19, 2018 at the New Life Christian Center located at 9844 Mallard Drive Laurel, MD 20708.

The meeting commenced at 7:05pm after it was determined by HOA President Jamar Staples that a quorum had been met.

1. Approval of minutes-Minutes from the January meeting were approved.
2. Community Maintenance- Paint along fire lanes is fading and needs to be repainted. Potholes within the community need to be addressed before they get worse. Homeowners requested to report the exact location of specific areas of concern. A semi-truck damaged a trash can on Boise Road. Plan to address with Lindsey to have it replaced. Quotes to be sent by AMG. Brad reported that a community tree came through his front door causing approximately one thousand dollars' worth of damage. Large anchor spike from tree removal is coming up through the walkway behind 12147. This represents a safety/fall hazard and needs to be addressed.
3. Finance Committee-Debra McCoy, committee chair/treasurer, was not present. Committee members Miriam, Debra and Magdalia (sp?) met on March 18, 2018. Committee recommendations are to schedule a meeting with Tidewater Management to address questions regarding the transition to financial management. Official audit recommended as the community to ensure the bookkeeping is accurate as there have been many transitions and the last audit was in 2015.
4. Property Management-JoAnne Robbins from Tidewater community management was present to introduce herself to homeowners. Ms. Robbins will be the primary point of contact as our community's representative with Tidewater.
5. Architectural-Request made of homeowners that documentation of approval for architectural changes from the previous board be forwarded to the current board. The board plans to do a community walk through after which, individual homeowners will be notified of violations. Confirmation provided that an e-mail notification of architectural approval is sufficient.
6. Committees-Volunteers are needed. We would like to have more community social activities, but need more volunteer support. If you would like to become a volunteer, join or head a committee, contact the HOA president and express your interest. Several homeowners verbalized an interest in joining the parking committee and inquired what the expectation would be, to which the answer was consistently attending the committee meetings and being involved.
7. Parking Policy-The community attorney has indicated that the community by way of the board can make modifications to the parking. Suggestions from the community regarding parking are welcome. Proposal that parking is assigned to those roads over which the community has control as some roads are county roads. While the board can

decide regarding parking on behalf of the community, it is requesting community input. One resident verbalized opposition to assigning parking as it “addresses one small problem and cause another”. When the subdivision was built, it was done such that there was enough parking for one space per home. A homeowner in support of one assigned parking space, especially in the winter when you must clear your spot. One homeowner suggested opening the parking meetings to the community versus just the committee. Plan to address on a committee level and then to the community. Plan to readdress through the year after parking committee is in place.

8. Trash Removal- Complaints shared from homeowners that Bates trash removal is causing vehicle damage during trash collection. Trash collectors throw the trash and recycling bins and leave them in the street instead of placing back on the curb. President Staples contacted Bates several times about this and received an unfavorable response. Plan to consolidate complaints to present to the county to request a change.
9. P.O. Box-At the end of April, the HOA post office box will be closed. All assessments should be paid directly to Tidewater to ensure timely deliver and avoid delays in the board having to forward. One homeowner felt that Tidewater statement was confusing. Homeowners instructed on the importance of noting the account number on the check. The statement may also accompany the check. Clarification made for new homeowners that assessments are quarterly.
10. Full Management-Potential to move to full management with Tidewater. Estimated cost for full management would be approximately \$15,300-\$15,800 annually and would be paid by the community assessments. We currently pay \$6000 annually for financial only contract. Clarification requested in the difference between full management versus financial only. With full management contract Tidewater would address architectural, parking, maintenance, trash issues, but the HOA board would have the final say on resolutions. Tidewater can do more in terms of vendor contracts as they have relationships with vendors within the community. Any vendor contracts would be sent to the board for final approval. JoAnne of tidewater requested that any questions or concerns regarding full management be sent to her attention via e-mail.
11. Crime and Safety-Tires being removed from vehicles and it appears it might be the same person/group of people. One homeowner suggested residents invest in wheel locks.
12. Community Dumpsters-Dates need to be determined for community dumpster to allow residents to dispose of large trash items. Plan to schedule for May, exact dates to be determined at next meeting April 16th. Last newsletter outlined process to arrange for county pick-up of bulk items.
13. Board Interest-No one present expressed interest in joining the board.
14. Towing-Is the overweight vehicle policy going to be enforced? Ladder trucks are being parked within the community. Homeowners instructed to inform the HOA president of violations. Vehicles have twenty-four hours from the time they are tagged to have the vehicle moved prior to being towed. Towing company is required to take a photo of the

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driver's side window if towing prior to tagging. Towing company comes from 11pm-6am and outside of these hours upon request of the board. Request to clarify what makes a vehicle towable? Expired tags, commercial vehicles, nonoperational vehicles (i.e. flat tires). If circumstances are present such that you cannot move your vehicle that is in violation, notify the board in advance. One homeowner inquired why we have an outside towing company towing in our neighborhood and questioned if predatory towing practices are in place. Rules for towing with Bumper to Bumper are written and agreed to by Pheasant Run HOA. Homeowners encouraged to reach out to board if towing company is not adhering to rules for towing enforcement.

15. Laurel Cats-Neutered and spayed many of the cats and then re-released them to the communities. If the ear has been clipped, it designates that the cat has been fixed. With time, attrition will occur and the community cat population will decrease/die off as they won't be able to reproduce. Residents asked why they bring them back, to which the answer is there is nowhere else to put them. Point raised that the cats are good to have in the community to keep rodent/pest population under control.

The meeting was adjourned at 7:52pm.

Next HOA meeting to be held on April 16th

Respectfully Submitted,

Tyra Estwick

PRHOA Board Member