

Podickory Point Community Association Business Meeting Minutes  
Tuesday 15 November 2016

I. The final PPCA business meeting of 2016 opened at 7 pm at the Podickory Point clubhouse. The president opened the meeting by noting that we did not have a quorum with only 18 member households represented. Later, representatives of two additional member households arrived. Present at the meeting:

2102 Bay Front Ter	Angela Lemon
2104 Bay Front Ter	Carol Brocious
2105 Bay Front Ter	Richard Brill
2109 Bay Front Ter	Carolyn and Brian Jackson
2110 Bay Front Ter	Gail Miller
2112 Bay Front Ter	Maureen Radtke
2113 Bay Front Ter	Renee and Dick Koehler
2115 Bay Front Ter	Chary Izquierdo and Jack Kocka
2100 Harbor Dr	Bradley Cole and Holly Tompkins
2102 Harbor Dr	James and Jemma Hanrahan
2103 Harbor Dr	Kathy and George Gauniel
2104 Harbor Dr	Frank Howard
2106 Harbor Dr	June and Bob Heimbuch
2107 Harbor Dr	John Fiackos
2107 Harbor Dr	Dieter and Gisela Grotheer
2108 Harbor Dr	Sapna Brown
2110 Harbor Dr	Scott Mucci
2112 Harbor Dr	Margie & Gerry Preis
2115 Harbor Dr	Diane Anderson
2127 Harbor Dr	George McNeal

In addition, two non-voting associate member households were represented by Mike and Debby Ramey, and Tom and Nancy Reynolds to participate in the discussions.

II. President's end-of-term report

Chary Izquierdo reviewed board and neighborhood activity this year.

A. She recapped the PPCA board's sponsored meetings since the last election.

12 OCT 2015	Fall Business meeting with refreshments to vote in a new slate of officers and review neighborhood survey results
25 OCT 2015	Fall Fest with Brats and Beer catered by the new board

10 JAN 2016	Winter Gathering with speaker Ranger Steve McCoy, Sandy Point State Park Manager, catered by Broadneck Grill
21 MAY 2016	"Recovery" Gathering after yard sale in torrential rains where neighbors requested two additional yard sale dates be advertised.
11 AUG 2016	Business Meeting catered by Red, Hot & Blue with speakers, Pat Lynch and Beau Breedon of the Broadneck Council of Communities.
15 NOV 2016	End of term business meeting

B. She announced the new community directory was finally completed and distributed it, one per household. (If you were not present to collect yours, they will be available at the next meeting. Please note the postal mailing address for the PPCA has changed to avoid the cost of maintaining a seldom used post office box. The Heimbuchs have graciously volunteered to use their address for PPCA business mail.)

C. She praised PPCA model neighbors.

Diane Anderson	Welcomed new PPCA neighbors and babies and delivered our condolences to families of departed members with appropriate gifts.
Gauniels and Heimbuchs	Spruced up our entrance sign adding lights and posted event reminders.
Radtkes	Voluntarily cleared snow for Bay Front Terrace neighbors.
Grotheers	Volunteered to give neighbor a ride home from the hospital.

D. She also lamented two longterm neighbors who passed away this year, Gretchen Cooke and Dan Russell. They will be remembered fondly by all who knew them.

E. There were four member household transactions and two houses are currently on the market. At realtor requests, the board provided HOA documents and the amount of fees outstanding, and answered other questions concerning these properties.

2106 Bay Front Ter	Miller foreclosure sold to Nishanth and Carey Arun
2107 Bay Front Ter	Braun sold to John and Beryl Fiackos
2111 Bay Front Ter	Arnold sold to Mercedes (Westcott) and Jay Bitting
2119 Bay Front Ter	Bornsteins are selling
2105 Harbor Dr	Bowders are selling
1345 Tydings Dr	Lowdowski foreclosure to be offered at auction again

F. The board handled a number of complaints and covenant violations.

Two instances of roadway trash including a port-a-potty	Contacted bank owners of foreclosed properties and had trash removed
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Deer from Sandy Point	Got park manager to speak at meeting
East College Pkwy traffic jams	Met with State/County officials, no parking signs installed, overtime police funded
Proposed new development on East College Pkwy	Joined BCC to strengthen opposition based on additional traffic
No Bay Front snow removal	Corrected county road classification
Noise barrier trees removed	Marina Manager agreed to replace trees
Three unkempt yards	Suggested lawn service to absent owners
Neighbor dispute erupted over noise, uncontrolled weeds, trespassing to spray weeds, chickens in violation of covenants, unapproved fence construction and connection.	Tried to mediate between disputing neighbors. Recommended further mediation through free county service or police action.
Boat, camper, trailers parked in front of house	Ensured new member had covenants, recommended low cost winter storage

G. The board received two requests for covenant waivers

To remove a mature tree causing pipe damage	Approved with replacement tree
To chop and take firewood from community property.	Approved for reason given

H. Finally, she addressed community communications efforts suggested in last year's neighborhood survey.

Social media	Set up Facebook and Google private groups but members have rarely have rarely used them.
Fliers	Printing and delivering event invitations resulted in little response from members so will be discontinued in favor of emails (with one exception).
MassE mail	Sent several alert emails to neighbors when notified of suspicious individuals, car break-ins, or police activity in the community.
Ads	Advertised yard sales in the Capital but free advertising on online yard sale sites proved more effective.

### III. Treasurer's report

Chary gave the treasurer's report for Bob Heimbuch who arrived late.

A. Our HOA fee is due 1 January every year but we have traditionally allowed almost a year's grace period in the past. However ten households are still in arrears for 2016, four of which still owe for 2015 as well. Bob recently sent every household in arrears two emails and will personally visit all of households in arrears before 2017. If

your household is one of them, please do the neighborly (and legal!) thing and spare him the aggravation of visiting you.

B. There is \$9,278.44 in the PPCA account which includes fees collected at settlements of transacted properties.

#### IV. Broadneck Council of Communities representative report

George McNeal reported on the last BCC meeting where:

A. Plans for the new Bay Bridge span were addressed and surrounding communities advised to stay tuned.

B. Changes to traffic patterns at Sandy Point entrance said to be underway.

C. The Department of Agriculture gave a presentation on the Zika and West Nile virus carried by mosquitos and suggested steps for communities to control the mosquito population, such as eliminating puddles of standing water where mosquitos breed and requesting mosquito control spraying from the county. As Podickory Point had rejected mosquito spraying in years past, a vote was taken on whether to get back on the list for county mosquito control spraying. Chary had written proxy votes in favor of mosquito spraying from the following member households in good standing.

2122 Bay Front Ter	Leisa Russell
2126 Bay Front Ter	Joyce Baucom
2101 Harbor Dr	Kathy Polk
2111 Harbor Dr	Dana Cate

There was one dissenting vote. That neighbor was advised the county will skip a particular property at the homeowners request, but it is unlikely the spray can be precisely controlled. Do not expect spraying by next summer as it is a long waiting list.

#### V. Covenant Enforcement

Chary solicited advice on how to enforce our covenants.

A. She said normally, appeals for neighborly behavior is sufficient. But if a member household has been notified of a covenant violation and willfully decides to not comply with their legal obligations, short of a costly and fractious law suit, she asked, what does the community want the board do? She said it's difficult to address egregious violations when not all violations, however innocuous, are not also enforced. She noted that in years past, members have occasionally violated covenants with fences, sheds, wintering boats, chickens, unleashed dogs, etc., without neighbors complaining. She added that it's especially annoying when members who themselves are in violation of

the covenants or who have not even paid their current HOA fees complain about others and expect action from the board. Discussion followed.

B. Most present agreed we should enforce the covenants, as they help maintain our property values. Carol Jackson and John Fiackos requested that we be lenient with new neighbors in violation and give them a grace period to settle in. Brad Cole suggested we amend some things in the covenants and to distribute the current covenants in an easily readable format, along with proposed changes for neighbors to consider for a later vote. Most were willing to consider amending the covenants but some pointed out that we had tried unsuccessfully to do this a few years earlier.

C. George McNeal made a motion to form a committee to review the standing covenants as he still has all the draft documents from the last time. Brad Cole seconded the motion and there was a discussion on what the Covenant Committee's purview included before a show of hands passed the motion. Several neighbors volunteered for this committee including Brad Cole, Carol Brocious, Frank Howard and James Hanrahan. They are to meet at George McNeal's call and report back to the PPCA at our next meeting.

#### VI. Newsletter progress report

Holly Tompkins and Sapna Brown have not gotten much input from neighbors. Chary suggested newspaper archives that tell of the opening of our community. Other ideas were mentioned.

#### VII. Next PPCA Meeting

It was decided by general consensus to have our Winter Social Gathering on Sunday, 22 January 2017 pending clubhouse availability. A vote on next year's slate of officers will be taken then.

#### VIII. Nominations for the 2017 PPCA Board officers were opened.

Please consider serving your neighbors by self-nominating for these positions. The following have been nominated so far:

For President	Jeff Wilson, Chary Izquierdo
For Vice President	Carol Brocious, Gisela Grotheer
For Secretary	Holly Tompkins, Diane Anderson
For Treasurer	Bob Heimbuch
For *Social Chairman	June Heimbuch, Kathy Gauniel, Diane Anderson

\*This is a suggested new position for party planning.

Respectfully submitted  
Chary Izquierdo