

BPRA Committee Reports and Updates for the July 2022 BPRA Board of Trustees Meeting

These updates are distributed to the BPRA Board prior to the monthly meetings and included with the minutes.

1) Pool & Recreational Facilities Committee (Ted Bechtol, Acting Chair):

Georgetown Aquatics Contract: Clark Baugher has submitted a request to adjust costs for this year's service contract based on itemized factors such as labor cost, pool chemicals and insurance. Additionally there are additional costs for GA such as gasoline, utilities, service work and some everyday items, all not itemized here. Our multi-year contract calls for a 3.3% increase while his other pools, which are typically annual contracts, rose about 11%. He is requesting a 7.15% increase.

Joey Moeller working with Joe has developed a priority listing of about 10 minor repair projects that Joey will complete up to 25hrs of labor for \$500.00 on a contractual basis. Ted has walked through the projects and would review the work when 25 hours are reached.

Georgetown staff will be invited to attend the July 12th Board meeting to update operational issues and address any problems and complaints.

2) Entertainment and Recreation Committee (Chris Swan, Chair):

No update provided for July meeting.kp

3) Neighborhood Dispute Resolution Committee (Chair TBD):

There were no new reported disputes this cycle.

4) Finance Committee (Dave Pullen, Chair):

a. Bookkeeper (no change since last report)

We continue pursuing/considering a relationship with Arrow Bookkeeping, a Silver Spring-based firm, to serve as BPRA Bookkeeper.

b. Assessment Collections

2022 Assessment payments have been received from 96.22% of the membership as of 7/5. Further, we achieved resolution with 75 delinquent accounts so far. This still leaves 27 homeowners whose payments have not yet been received (not counting accounts at SCHILD). Of the 27 outstanding, 23 owe the full amount plus penalties, interest, and collection costs (currently, \$403.75); and the rest owe sums ranging from \$8.50 to \$83.50. Total yet to be collected: \$9,774.91 (if paid by July 30).

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c. Reimbursements from SBPCA and Dolphins Swim Team

In March, we billed SBPCA and Dolphins for their share of “convenience and transaction” costs associated with online payments. In late April, we billed both organizations for their respective shares of Assessment mailing expense. We have received full reimbursement from both entities.

c. Overdue Collections/Schild Law Group

A total of 7 homeowners remain within SCHILD’s scope of action on behalf of BPRA (5 who owe 2021 Assessment in full; 2 who have a SCHILD-approved payment plan in place). While SCHILD is authorized to negotiate such plans, we have requested that they insist that any plan result in full pay-back within a reasonable period of time of less than a year.

d. Assessment Assistance Committee (no change from previous report)

No claims are pending before the Committee. A homeowner contacted me in May inquiring whether he/she may negotiate a payment plan. I have advised this owner he/she is well past the recommended deadline for seeking relief, but that I will call her to discuss her parameters and then engage the Committee to determine whether it will accept an application this late.

e. Change in BPRA Fiscal Year and “Short Year” Tax Return (no change from last report)

Larry Vaught completed our “short year” tax return in April, and filed it electronically after review by the President and Treasurer. Now we are moving forward to file our “automatic approval” application to change our fiscal year to align with the calendar year.

f. Tightening Procedures for Reporting Guest Pass Purchases (no change from last report)

We are working with the new on-site Pool Manager to implement better controls over reporting and accounting for cashbox transactions (guest pass purchases).

g. Insurance Claim Filed

As a result of the recent tree damage to the Pool Property, including fencing, we have initiated a claim with Nationwide Insurance. We have provided pictures to the company and the Invoice from JC Trees for its damage-related work. Fence repair estimates have been solicited from 4 contractors, and we hope to bring a recommendation for contract to the Board for its approval at the July 12 meeting.

i. Audit Coordinator (Mark Foraker)

Mark will provide an update at the August meeting.

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j. Finance Committee (Dave Pullen)

No meetings are planned at this time. An August meeting is anticipated to discuss possible amendments to the BPRA Assessment Collections Policy, and to begin 2023 budget planning.

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5) Governing Documents Committee (Elliot Chabot, Chair):

a. HOA document requests (updated)

Requests for HOA documents, etc. handled by the Chair of the Governing Documents Committee (June 2022):

1. 2613 Bainbridge Lane - which homes are within the BPRA?
2. 3123 Beaverwood Lane - how can my home join the BPRA?
3. 14100 Beechvue Lane - solar panel covenants
4. 2612 Belle Crest Lane - HOA documents
5. 2612 Belle Crest Lane - status of accounts
6. 3301 Bereet Lane - status of accounts
7. 14005 Bethpage Lane - status of accounts
8. 13404 Bingham Court - covenant enforcement concerning trailers, sheds, and fences
9. 2932 Birchtree Lane - status of accounts
10. 2932 Birchtree Lane - what does the HOA fees cover?
11. 14109 Blazer Lane - solar panel covenants
12. 3120 Birchtree Lane - HOA documents
13. 2347 Deckman Lane - provided instructions and paperwork as to how to bring the property into the BPRA
14. 3013 Regina Drive - HOA documents
15. 3013 Regina Drive - covenants concerning fences and swimming pools
16. 3117 Verona Court - can homes outside Strathmore at Bel Pre be added to the community?

b. Recreational Facilities Policy updates (no changes)

Items to be considered in the next update of the Recreational Facilities Policy:

- Revise § 216 (Summer Entertainment Series and Summer Community Affairs Forum Series) to implement the Board's April 5, 2022, decision that guest fees be waived for anyone while attending Summer Entertainment Series events. Possibly also include Summer Community Affairs Forum Series events.
- In § 606 (Attendance Limits) - replace "Fifty Plus Club" with "Over 60 Club"
- Section 607 (Guest List) uses the word "guest" two different ways. To avoid ambiguity, replace "expected guest list" with "expected attendees list".
- In § 609 (Fees) - replace "Fifty Plus Club" with "Over 60 Club"

c. Documents Retention Policy (no changes)

The Governing Documents Committee last met on Thursday, July 29, 2021, to work on the Documents Retention Policy. The Committee has agreed on minimum retention dates for documents (by category) and come to at least preliminary agreement on how each type of document should be stored and in what format. The Committee plans to resume work on drafting this policy this year.

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d. Covenant enforcement (no changes)

Once work is done on the Documents Retention Policy and the Conflicts of Interest Policy, and recommending adjustments to the Plan of Organization to conform to 2021 changes in the Maryland Homeowners Association Act, the Committee plans to focus on developing a written policy on covenant enforcement. Issues to be examined include:

- Pool and Assessments Covenants vs. Land Use Covenants
- Funding covenant enforcement
- Cost of enforcement litigation
- Fairness in use of BPRA resources
- What is the level of community support for expanded covenant enforcement?
- Is traditional HOA enforcement of land use covenants adversarial?
- What is the enforcement tradition in our community?
- How does BPRA's tax status impact covenant enforcement?
- Practicality of enforcement
- Property values and covenant enforcement
- Right of individual members to enforce by law suit
- Right of neighborhoods to amend the land use covenants
- Comparison of the Land Use Covenants in different Sections within Strathmore at Bel Pre and what is the overlap between the land use covenants and current county, state, and federal laws
 - In the 2021 session of the State Legislature, the Legislature placed restrictions on the authority of HOAs to regulate:
 - Composting - Maryland Homeowners Association Act § 11B-111.9
 - Electric vehicle charging equipment – Maryland Homeowners Association Act § 11B-111.8
 - Low-impact landscaping - Maryland Real Property Code § 2-125
 - Portable basketball apparatus - Maryland Real Property Code § 2-124
 - Other county, state, and federal laws specifically limit HOAs authority to regulate:
 - Antennas - FCC Over-the-Air Reception Devices Rule (47 C.F.R. § 1.4000)
 - Clotheslines - Maryland Real Property Code § 14-130
 - Facilities for individuals with disabilities and group homes – Fair Housing Act (42 U.S.C. § 3601, et seq.); and Fair Housing Act Regulations (24 C.F.R. part 100)
 - Family day care homes and no-impact home-based businesses – Maryland Homeowners Association Act § 11B-111.1
 - Political signs - Maryland Homeowners Association Act § 11B-111.2
 - Roof materials - Montgomery County Fire Safety Code § 22-98
 - Solar panels and other renewable energy devices – Maryland Real Property Code § 2-119(b); and Montgomery County Code § 40-3A

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- U.S. flag - Freedom to Display the American Flag Act of 2005 (4 U.S.C. § 5 nt., Pub. L. 109-243, 12 Stat. 572); and Maryland Real Property Code § 14-128
- Did Levitt & Sons intend that the BPRA enforce the Land Use Covenants?
- Who are the successors to Levitt & Sons?
- What should be BPRA's role in Land Use Covenant enforcement?
- How should the BPRA respond to individual requests for BPRA enforcement?
 - General rules
 - Complaints concerning discrimination by race, color, religion, sex, etc.
 - Accessory dwelling unit licenses
 - Duplexes and other multi-family construction

e. Covenant enforcement (new)

When time permits, the Committee will attempt to codify and update the policy that the Board adopted May 2, 2017, on how homes within Strathmore Bel Pre that are not currently within the BPRA can join the BPRA. Also, the committee will look at what the process should be for homes that are just outside of Strathmore Bel Pre, but want to join (e.g., the Layhill Village homes on Village Lane and Rippling Brook Drive; and the Georgian Forest homes on Verona Court).

f. Special Projects (updated)

- Continued identifying the section number for each street address within the BPRA – this month added:
 - Bainbridge Lane
 - Beechvue Court
 - Beechvue Lane
 - Beret Lane
 - Beret Place
 - Bingham Court
 - Blue Spruce Lane
 - Heritage Lane

Initially, this is being used to update the "Streets within SBP" webpage.

Once all the homes in SBP have been done, the list can be used to greatly simplify the process of responding to HOA document package requests.

- History project - we now have a nearly complete set of copies of the minutes from:

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- September 19, 1966 (the first meeting of the Board of Directors) to January 22, 1976
- January 27, 1978 to April 30, 1986
- October 22, 1990 to December 6, 1993
- February 22, 1999 to December 20, 2004
- August 22, 2005 to the present (missing Board minutes for 8/2/16, 9/10/16, 3/18, 4/18 monthly meeting, and 4/18 property walk-through; and annual meetings for 2016-19)

Some of the copies of the minutes are missing attachments that are referenced in the main text of those minutes.

6) Nominating Committee Report (Mark Foraker, Chair):

There are three seats up for election this year and one open seat. One person has committed to run as of the time of this report update. Outreach is ongoing and I hope to have at least five candidates by the August meeting. That will meet the deadline in order for us to mail the names of the candidates to the community.

7) Long Term Planning Committee (Karen Purdy, Chair):

No meetings currently scheduled. Next steps: find an architect to discuss bathhouse concepts and options with. On hold pending the results of the Reserve Study.

Reserve Study:

- A site visit was held on Wednesday, 3/23/22, with PM+ Reserves (Stacey O'Bryan). Karen Purdy, Ted Bechtol, Joe Moeller and Maria Stagnitto attended on behalf of the BRPA. Additional information was sent to PM+ Reserves after the site visit. On 5/2/22, PM+ Reserves sent a list of questions and additional information needed. On 5/5/22, Karen sent the requested information to PM+ Reserves.
- On 5/10/22, PM+ Reserves sent a draft Reserve Study.
- On 6/2/22, Karen Purdy, Ted Bechtol, Joe Moeller, Maria Stagnitto and Dave Pullen met via Zoom with PM+ Reserves (Stacey O'Bryan) to review the draft study. Karen will send additional information and questions to PM+. PM+ will revise the study based on the meeting and additional info to be sent and send a revised draft. There may be several versions of draft study before it is ready to present to the entire Board.
- On 6/13/22, additional information was sent to PM+.
- On 7/5/22, PM+ sent a revised Reserve Study.
- Next step: set a meeting date for PM+ to present the Reserve Study to the entire Board.

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8) Grounds and Landscaping Report (Ted Bechtol, Chair):

Prices for fencing are still being evaluated related to the storm damage of May 27th. This appears to be the last piece in completing the insurance claim. Emergency tree work was completed for a cost of \$7700.00

Commemorative trees: The quote for Brenda's commemorative tree label is \$320.00. It will follow the format of the two previous tree labels.

Reads as follows: Planted in 2022 in recognition of **Brenda Henry** and her many years of service and contributions to the Strathmore Bel Pre community.

The Garden Club folks have planned a work event at the pool for July 11th which will involve mostly weeding, any pruning and watering as needed.

9) Tennis & Pickleball Courts Committee (no change from last report)

Mid-Atlantic Asphalt Company has completed its annual power-washing of the courts. We are seeking discussions with the company to discuss responsibility for, and remediation of, emerging cracks and (what appear to be) repair failures on the courts.

10) Administrative Assistant's Report:

This position is vacant. No report is being produced. kp

11) Pavilion Scheduler/Pool Pass Coordinator/Tennis Court Keys Distributor – (TBD):

Jim Eaton is responsible for tennis/pickleball court key distribution.

Carmen Wong is Pavilion Scheduler.

Karen Purdy has been taking care of eSoft Planner issues.

We have a possible volunteer to take over administration of eSoft Planner. Hoping to transition this position to her this summer. kp

12) MapMaster Report (Paul Spelman):

Working on adding overlay to the [community map](#) to show each of the "sections" of Strathmore Bel Pre.

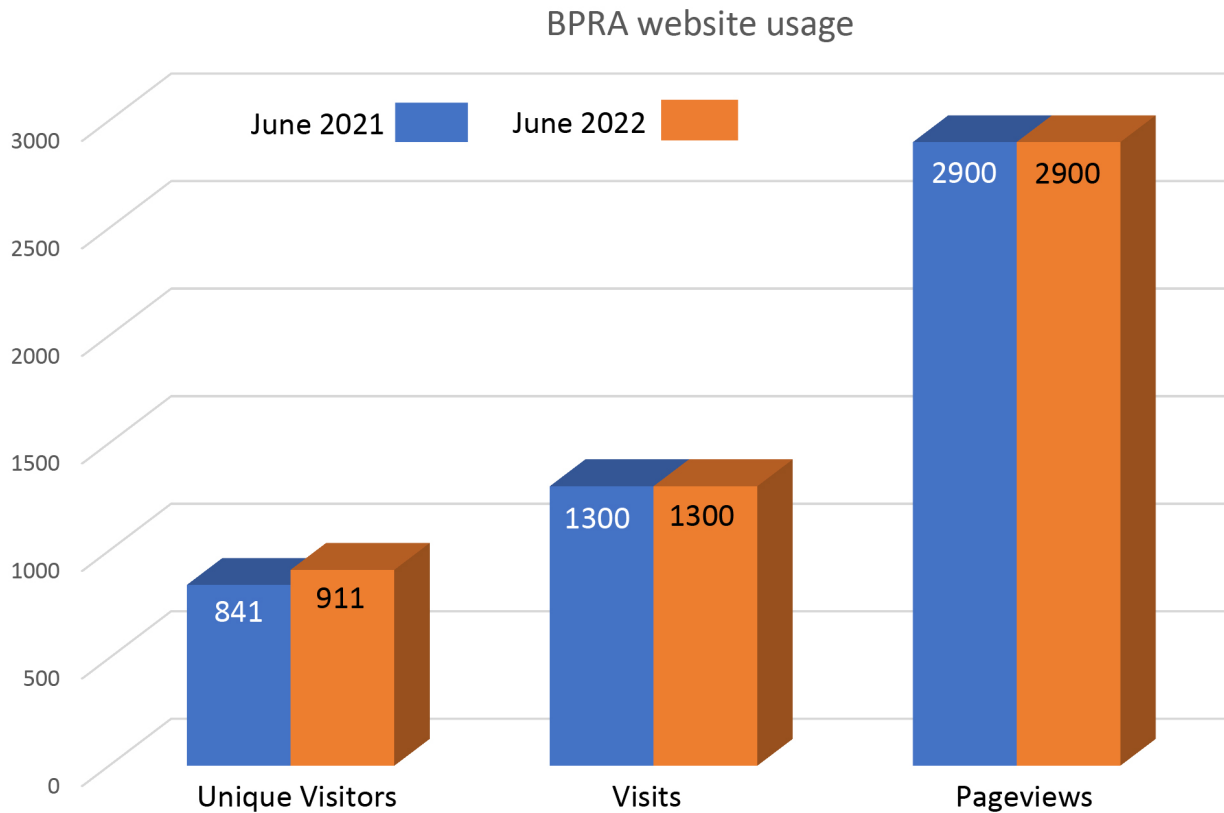
13) New Member Recruitment Report (no change since last report)

Two opt-in properties recently have joined BPRA:

BPRC Committee Reports and Updates for the July 2022 BPRC Board of Trustees Meeting

6 Hathaway Court (Silvio Morales & Julie Palencia)
5 Deckman Court (Bethany & Adam Johns).

14) Web Master Report (Billy Ruppert):



Visits by Device	June 2021	June 2022
Desktop	644	663
Mobile	621	626
Tablet	14	6