

BPRA Committee Reports and Updates for the June 2023 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 (Jay Staggs, Chair):

Pool opened for the season with no major issues. Most of the internet, network, and camera repairs / modifications have been completed.

The Durans have opened the snack bar on a modified menu until the completion of the inspection.

We still need an estimate for sealing the cracks on the parking lot.

Ted has done an excellent job with getting the grounds ready. (Thanks Ted)

Joe has also done an excellent job of staying on top of repairs and maintenance. (Thanks Joe!)

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

a. Spring Thing (completely revised)

The May 2023 Spring Thing was a success, with assorted games for everyone to play, lots of yummy food to eat, and visits by the County Executive Marc Elrich and County Council District 4 Member Natali Fani-Gonzalez.

Several families attending were new to the neighborhood and had recently moved into our community. This was their first introduction to our activities. Many of them had young kids, for whom the face painting, balloon twisting, bowling and fishing games were very popular.

Thanks go to:

- Suzanne Lawson for her New to the Community welcome and ice-breaker,
- Susan Griesbauer and Village Project members for their assistance in setting up the refreshment tables,
- Paul Spelman for his excellent pizza,
- Rod Oo for his delicious hot dogs,
- Dave Pullen for the tennis and pickleball demos,
- Cookie and Paul Stagnitto for the kids fishing game, bowling, and chalk fun, and the many assorted neighbors who helped with them
- Kye Pak for his excellent music,
- Jackie and Joe Moeller and the Scout masters and the Scout troops for their bubbles games, and their assistance with the set-up and take-down of the chairs, tables, etc.
- Steve Jennison for taking the trash and recycling to the Montgomery County Transfer Station,
- the Swim Team, Civic Association, and Village Project members who staffed tables,

BPRA Committee Reports and Updates for the June 2023 BPRA Board of Trustees Meeting

- the BPRA and the Civic Association for their financial support for the balloon twister and face painters,
- Chris Swan and Elliot Chabot for their assistance and assorted contributions, and most of all,
- Cookie (and Paul) Stagnitto, for heading up this event!

b. Yard Sale (updated)

The Civic Association Spring Yard Sale **was a success. It was held** on June 3. Paulette Ladas **has provided** a dumpster, which will remain in the parking lot for two weeks after the Yard Sale.

c. Summer Entertainment Series (updated)

The summer 2023 movie dates (all Saturday evenings) are:

- June 3 - Everything, Everywhere, All At Once
- July 1 - Top Gun: Maverick
- August 5 - **The Fabelmens**
- September 2 - Black Panther: Wakanda Forever

The movies will be rain or shine. If it rains, they will be shown in the pavilion. If the weather is good, they'll be shown on the hill. A pool manager is required to be present until the movie is over. Movies generally start at dusk. Movies are open to the entire Strathmore Bel Pre Community, pursuant to the BPRA Recreational Facilities Policy.

Plans are to have **1 live concert** during the summer. Details at the June Board meeting.

d. Summer Community Affairs Forum Series (completely revised)

The Village Project plans a Fire Safety presentation by a Fire Safety Educator, from the Montgomery County Fire and Rescue Service, in the Pool Pavilion, at 6:30 pm, on Thursday, June 22, 2023. The Rain Date would be Thursday, June 29, 2023. Former Swim Team Dolphin Michael Stagnitto, now a Montgomery County firefighter and paramedic will make a special guest appearance!

f. Fourth of July Celebration (new)

The Fourth of July Celebration on Tuesday, July 4th, 2023, has been planned. First will be a walking/biking/stroller parade, led by the Scouts, and if possible, a fire truck. The parade will begin at the Strathmore Elementary School and go to the Pool, after a flag ceremony led by the Scouts, around 12 noon. If enough interest is generated, a car parade around both sides of the neighborhood also will be run. After the parade(s), a magician is planned, and with enough volunteers, field games for the kids will be run. Registration for the parades and to volunteer can be found in the Bugle and will be online, along with a poll for the car parade as well. 10 cars are needed for the parade.

e. Village Project Summer Meetings (new)

BPRA Committee Reports and Updates for the June 2023 BPRA Board of Trustees Meeting

The Strathmore Bel Pre Village Project plans to have 3 meetings this summer at the pool pavilion, each on the second Tuesday of each month:

Thursday, June 8, 6:30 pm to 8:30 pm
Thursday, July 13, 6:30 pm to 8:30 pm
Thursday, August 10 6:30 pm to 8:30 pm

Each meeting will have time to play fun games (from bocce to board games), to enjoy a potluck meal, followed by a Village Board meeting, from 7:30 pm to 8:30 pm. Everyone in the community is welcome to attend.

f. BlocktoberFest 2023 (new)

The proposed date for the BlocktoberFest 2023 is October 14, with a rain date of October 15. The event will be from 3 pm to 6 pm, and will be held on the end of Rippling Brook Drive, near the Matthew Henson Trail and to the right of Bel Pre Elementary school. This is a block party, with the funding and support provided by Rec and Civic. The party will have music, games for the kids, food, soft drinks and bring your own beverages (byob). It is an opportunity to get together with neighbors and friends and enjoy each other's company, have some fun and be out in the nice fall weather.

3) Neighborhood Dispute Resolution Committee (Patrick Welteroth):

Nothing new to report.

4) Finance Committee (Dave Pullen):

a. Bookkeeper

Now that the bulk of 2023 Assessment Collections has been realized, I am re-focusing on finding a long-term solution for bookkeeping services. If others have recommended providers, please let me know!

b. Assessment Collections

2023 Assessment payments have been received from 92% of homeowners as of 5/30 – reducing the number of 2023 delinquents to 59, not including accounts at SCHILD (some of which bear multi-year arrearages. Per the BPRA Collections Policy, the second “delinquency demand” letter will be sent by June 15.

c. Overdue Collections/Schild Law Group

Several new “Intent to Lien” notices have been issued by SCHILD to long-term delinquent accounts.

BPRA Committee Reports and Updates for the June 2023 BPRA Board of Trustees Meeting

d. Assessment Assistance Committee (no change)

One claim was filed with the Committee; it was denied, as the request (to be excused from the Assessment altogether) is outside the Committee's scope of authority.

e. Change in BPRA Fiscal Year and "Short Year" Tax Return

Larry Vaught completed our 2023 Federal tax return and following review by Purdy and Pullen, it was filed electronically by the May 15 deadline.

f. 2023 Guest Pass Purchases

The pool has been open roughly one week by the time of the June Board meeting. Minimal guest fees collected so far – this is not surprising, as the bulk of such fees are realized from late June through closing, when the weather is warmer and the academic year is over.

g. Audit Coordinator (Mark Foraker)

No updates since the October meeting.

h. Finance Committee (Dave Pullen) (no change)

The Committee plans to coordinate with the Governing Docs Committee to review the applicability of new, legislated, procedures intended to "protect" homeowners from deprivation of their rights without "due process." This may affect procedures for how we assess late fees, etc. as well as our existing procedures for suspending members' access to the Pool Property, whether due to delinquent payments *or* "behavioral" issues on the Pool Property.

NEW: At the May meeting, the Board approved a motion to create a Board Committee consisting of the 4 officers to manage investment strategies, pending any other proposal that may be put forward by the Governing Documents Committee and approved by the Board.

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

The Committee is scheduled to meet on Thursday, July 20, at 7:30 pm, on Zoom.

a. HOA document requests (updated)

Requests for HOA documents, etc. handled by the Chair of the Governing Documents Committee (May 2023):

1. 2917 Beaverwood Lane - patio covenants
2. 14120 Beechvue Lane - HOA documents
3. 2704 Bellmawr Court - HOA documents
4. 14004 Broomall Lane - HOA documents
5. 14004 Broomall Lane - fence covenants
6. 14004 Broomall Lane - status of account
7. 2709 Hewitt Avenue - HOA documents
8. 13402 Rippling Brook Drive - HOA documents

BPRA Committee Reports and Updates for the June 2023 BPRA Board of Trustees Meeting

9. 2904 St. Helen Circle - requested HOA documents (this property is outside BPRA, referred the requestor to the Strathmore at Bel Pre Homeowners Association)

b. Accessory Dwelling Unit (no changes)

At its March 7, 2023, meeting, the Board considered a request from the owner of 3212 Beret Lane for approval to renovate and expand their garage in order to convert it into a suite for the owner's mother. The expansion of the garage would be on the back side of his house. The renovation would include adding a kitchen. The homeowner would not charge their mother rent. The Board approved the request, proved that the homeowner agreed to sign a document (that BPRA will prepare) to be recorded in the County Land Records, committing the homeowner and all future owners of the property to only using the the expansion/renovation for members of the homeowner's family and not charging any rent for its use. The Board also directed the Governing Documents Committee to propose a policy to the Board on how to similarly handle any future requests of this type. The Committee will try to have a proposal drafted before the Board's May 2 meeting. Work is also underway on preparing the document for 3212 Beret Lane.

Background: Normally, in the case of such a request from a home subject to land use covenants, we would tell the homeowner that (1) "the primary purpose of the BPRA is to operate and maintain the community's swimming pool and other recreational facilities" [BPRA Plan of Organization § 100], (2) that we do not have a pre-approval process and (3) the homeowner should talk with their neighbors before proceeding because it's the neighborly thing to do and because anyone in Section 21 could sue him in Montgomery County Circuit Court to enforce the covenants. The properties in Section 21 have land use covenants, that among other things, provide that:

- § 1(e) - No dwelling or any part thereof shall be used for any purpose except as a private dwelling for one family or as a professional office of a physician, dentist, [etc.] . . .
- § 1(a) - . . . No building shall be erected, altered, placed, or permitted to remain on any lot other than one detached single-family dwelling . . .
- § 1(b) - An attached addition to the dwelling may be erected but only on the condition that it shall not project beyond the front wall of the dwelling or structure as originally erected by the Company . . .
- § 2 - No building, structure, dwelling, garage, carport or breezeway shall be erected, nor shall any alteration or addition to or repainting of the exterior thereof be made, unless it shall conform in architecture, material and color to the dwelling as originally constructed by the Company [i.e., by Levitt & Sons].

The difference here was that the Montgomery County Council adopted an ordinance a few years ago that requires that before the County will issue a permit for an Accessory Dwelling Unit, the local homeowners' association must approve it. Without the HOA approval, the County will not issue the appropriate permits and licenses. This appears to be the only instance where the County requires HOA approval before licenses and permits will be issued. The statute is Montgomery County Code §29-19(b)(1)(C) and can be found at

BPRA Committee Reports and Updates for the June 2023 BPRA Board of Trustees Meeting

https://codelibrary.amlegal.com/codes/montgomerycounty/latest/montgomeryco_md/0-0-0-137028.

The request from 3212 Beret Lane is the first time the BPRA has received a request from a homeowner to approve an Accessory Dwelling Unit. (The County's Department of Housing and Community Affairs website (<https://apps.montgomerycountymd.gov/DHCA-Licensing/Class3/List>) indicates that a ADU license has been issued for 13410 Norden Drive and is pending for 13407 Norden Drive. These properties are both in Section 18 of Strathmore at Bel Pre. SBP Section 18 does not have any land use covenants, so those properties are in compliance with the covenants as long as they pay their annual dues.)

c. Banking and Investment Policies (updated)

At its March 7, 2023, meeting, the Board adopted interim policies on banking and investments. The Board asked the Committee to review the adopted policies and, if appropriate, make recommendations for updates to the policies.

At the April 11, 2023, Board meeting the suggestion was made that there be an Investment Committee and that consideration be given to limiting who can serve on the committee. **At its May 2, 2023, meeting, the Board voted to establish an interim investment committee comprising the four officers of the Board.**

The Governing Documents Committee will consider these proposals as part of its review of the Investment Policy or as part of the next update of the Plan of Organization - whichever one comes first.

d. Annual Dues Collection Policy updates (no changes)

At the April 11, 2023, Board meeting, it was suggested that the Committee consider recommending rules to deal with habitual non-payers. Possible approach: if a homeowner has already been referred to the BPRA's attorney for collection, and the homeowner fails to pay the next year's annual dues by April 1, automatically refer the additional indebtedness to the attorney for collection.

Additional changes to consider:

- Add a provision to the Collections Policy, directing the Treasurer to notify the Montgomery County Department of Housing and Community Affairs of any homeowner who is more than 30 days in arrears. Section 29-19(e) of the Montgomery County Code prohibits the County from issuing a rental license for a property more than 30 days in arrears of their HOA dues; and also allows the HOA to charge up to \$25 for certification.
- The Maryland Homeowners Association Act § 11B-112.1 allows an HOA to impose late fee of up to "one-tenth of the total amount of any delinquent assessment or

BPRA Committee Reports and Updates for the June 2023 BPRA Board of Trustees Meeting

installment, . . ., provided the charge may not be imposed more than once for the same delinquent payment and may be imposed only if the delinquency has continued for at least 15 calendar days.”

- If the homeowner was up-to-date on payments for prior years, but made only a partial payment for this year, clarify that the 10% late fee only applies to the balance owed.
- If the homeowner was not up-to-date, the BPRA’s Collections Policy provides that any payments are first applied to the oldest debt. Clarify if this should apply to calculating late fees (e.g., if the homeowner owned \$275 from last year and this year pay \$375 to cover the current year’s \$375 annual fee, should the homeowner have to pay an additional late fee of \$30?).

e. Plan of Organization updates (no changes)

Items to be considered in the next update of the BPRA Plan of Organization:

- Make the New Neighbor Welcome Committee into a permanent committee.
- Provide for an Investment Committee as a permanent committee. Should there be restrictions on who can be a member?

f. 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”

g. Documents Retention Policy (no changes)

The Governing Documents Committee last worked on the Documents Retention Policy on July 29, 2021. 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 will resume work on drafting this policy when time permits.

BPRA Committee Reports and Updates for the June 2023 BPRA Board of Trustees Meeting

h. Covenant enforcement (updated)

The next big project for the Committee will be drafting the Land Use Covenant Enforcement Policy. 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
 - 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?

BPRA Committee Reports and Updates for the June 2023 BPRA Board of Trustees Meeting

- 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 **or for certification of compliance?**
 - General rules
 - Complaints concerning discrimination by race, color, religion, sex, etc.
 - Accessory dwelling unit licenses
 - Duplexes and other multi-family construction

i. Opt-In Homes and Other New Memberships (no changes)

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).

j. Special Projects (updated)

- Continued identifying the section number for each street address within the BPRA – this month **revised**:
 - **Barrie Campus Drive**
 - **Bayview Lane (update)**
 - **Bustleton Lane**
 - **Duckett Drive (update)**
 - **Fargrove Lane (update)**

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:
 - 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.

BPRA Committee Reports and Updates for the June 2023 BPRA Board of Trustees Meeting

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

Nothing to report. KP

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

No change since January 2023.

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

No update.

9) Tennis & Pickleball Courts Committee

Mid-Atlantic Asphalt Company representatives intended to begin annual maintenance (power washing) followed by necessary repairs approximately May 30. The Courts will be closed during the duration of this work.

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:

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

Carmen Wong is Pavilion Scheduler. She has agreed to continue in 2023. Pavilion and facility use requests that need Board approval will be discussed at the meeting.

Karen Purdy has been taking care of eSoft Planner issues.

12) MapMaster Report (Paul Spelman):

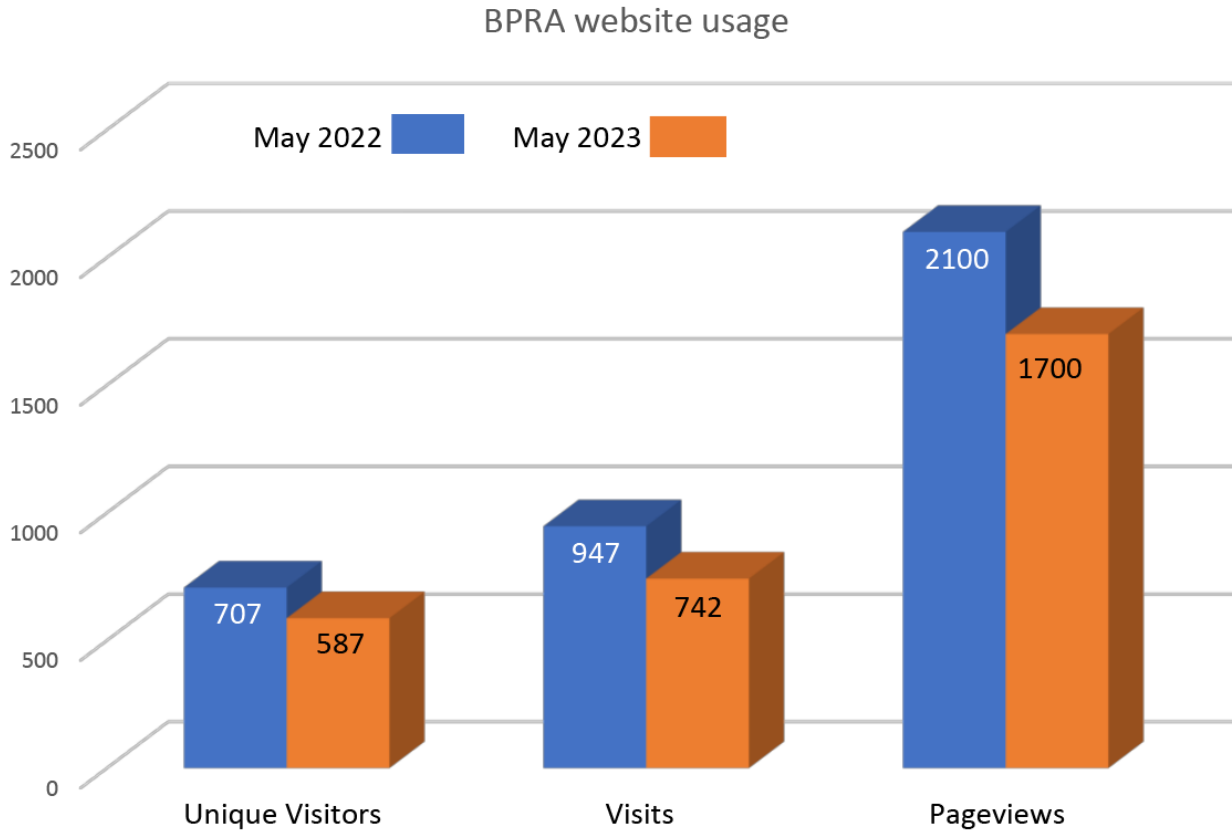
No change since January 2023.

13) New Member Recruitment Report

2355 Deckman Lane has requested BPRA membership. The covenant to bring this property into the BPRA was drafted (see 5. a. 14 in this report) and is awaiting signature by the property owner.

BPRC Committee Reports and Updates for the June 2023 BPRC Board of Trustees Meeting

14) Web Master Report (Billy Ruppert):



Visits by Device	May 2022	May 2023
Desktop	500	404
Mobile	440	327
Tablet	7	11