

**Oakland Mills Community Association**  
**Annual Report of the Oakland Mills Board of Directors**

Period Covered: May 1, 2007 – April 30, 2008

Submitted by: Sandy Cederbaum, Village Manager

2007/2008 Oakland Mills Board of Directors

William Woodcock, Chair; Karen Gray, Vice Chair; Phil Engelke;  
Wilbert “Kriz” Krizmanich, A.C. Chair; Cathy Latham; Katie Pittenger  
Michelle Alvey, Teen Representative

2007/2008 Oakland Mills Columbia Council Representative

Barbara Russell

The 2007-2008 Board of Directors conducted their routine activities of overseeing the management of village property and the fiscal affairs of the village. They administered the village covenants fairly, monitored village finances, encouraged active participation of residents in community issues, approved policies and services/activities, appointed committees and responded to residents’ concerns.

The board acted as an advocate for the residents of Oakland Mills and worked with the Oakland Mills Community Association staff to provide community services designed to enhance the quality of life for the Oakland Mills community.

**Community Involvement:**

- Sponsored a very successful Oakland Mills International Festival.  
In attendance - international crafts, entertainment, food, festivities for all ages.
- Provided free use of office space to Oakland Mills Community Organizer.
- Sponsored a *pool party* which was held at the Thunder Hill Pool  
sponsored “Breakfast with Santa”, *Lively Arts for Little Ones* Concert Series  
*annual holiday food drive*; *The Polar Express* and along with the other Columbia  
villages, co-sponsored events for *Hanukkah*, *Roots of Howard County* and *Searching  
for Spring* and had an informational booth at the Columbia International Day and  
the Columbia Fair (40<sup>th</sup> Birthday Celebration)
- Provide space for dance classes, art classes, martial arts class.
- Hosted annual Volunteer Appreciation Reception.
- Held a annual Town Hall Meeting
- Village took lead role with OM Revitalization, met with CA Board and Committee  
and 8 of the 10 villages to discuss the importance of a community organizer position and  
advocating that all of Columbia’s villages would benefit in some positive way from  
having a community organizer. This effort was successful and OM was able to  
receive funds for the CO position for FY09.  
CO, Board and OM Staff continue to work with Community Vibrancy and Housing  
Committees, Master Plan and Music & Arts Subcommittees. Revitalization  
Executive Committee comprised of Village Board Chair, Revitalization Committee  
Chair, Revitalization Organizer Manager, Community Organizer and Village Manager  
met on a regular basis throughout the year. Continued the very successful  
Street Captain Program.

- Held a Board/RAC/Senior Staff/Revitalization Committee/Subcommittee chairs Retreat to focus on transition from Revitalization Phase to Community Development.
- Held holiday food drive for the HC Food Bank.
- Provide free or reduced rate use of the Other Barn and Neighborhood Center for CA, local town home and condominium associations and Scout troops.
- Facilitated 3 spring and 3 fall neighborhood center “Dumpster Days”
- Approved continued sponsorship of Boy Scout Troop 601 and Cub Scout Troop 601
- Held a reception in honor of OM Volunteers of the Year all of whom are members of the Election Monitor Committee. Those honored were: Bob Bartolo, Bob Berlett, David Douds, Hugh Ferguson, Jerry Gettleman, Donna Koelle, Lenoir Lesane, Paula Phillips & Chuck Thomas.
- Advocated on behalf of the community for the county to purchase office space in the Meridian Square building.
- Met with the County Executive and Director of Housing & Community Development to advocate on behalf of housing initiatives in Oakland Mills
- Met with Director of Rec. and Parks to discuss improvements to pathway over Rte. 29
- Partnered with County for the makeover and sale of a home on Pamplona Road
- OM Board and Master Plan Committee continued to work with owners of the OM Village Center and Merchants and Metroventures/USA to continue dialog and implement components of OM Master Plan.
- Successfully worked to bring the Howard County Farmer’s Market back to Oakland Mills for a third year.
- Hosted a 10 Village Staff/Board Recognition Dinner
- Made preparations for the Jan.- April 2008 Renovations to The Other Barn

**Donations Approved by the Board:**

Oakland Mills High School, After Prom Party  
 Oakland Mills High School  
 Stevens Forest Elem. PTA and “Night of Illusions”  
 Talbott Springs Elem. PTA  
 Thunder Hill Elem. PTA  
 Funds for all OM Schools for Teacher Appreciation treats

**Budget/Finance Committee: entire board**

- Reviewed and approved FY08 year-end financial reports and FY08 quarterly reports.
- Discussed CA FY 09/10 budget and drafted testimony, presented testimony at CA FY09/10 Budget Hearing.
- Approved OM FY09 Budget.
- Submitted testimony to State Legislature and HC Dept. of Parks and Rec. in support of funding legislation for Blandair Park.
- Supported a ten village employee salary study and accepted the results of the study. Approved annual employee raises to correspond to the results of the salary study.

**Architecture Committee: W. Kriz Krizmanich, Chairperson**

- Validated recommendations of the Resident Architecture Committee (RAC), acted

as appeals body for RAC decisions, and made decisions to send violation notices to residents.

- RAC members appointed by the board to act on exterior alteration applications for exterior alterations and in-home businesses. The RAC chair is elected by the RAC. Michael Vaughan, RAC chair.

### **Communications Initiatives**

- Recipient of a \$10,000 grant from the Columbia Foundation for a communications initiative.
- Continued to strive to ensure open communications between the OMCA BoD and residents.
- Provide monthly calendar of events distributed to 1300 residences by OM Street Captains.
- OM Manager's/Board Assistant managed website and provided weekly updates to keep site current.
- OM Manager's/Board Assistant produced bi-monthly the Oakland Mills GRIST. Village manager compiled e-mail list of close to 600 residents and sends weekly OM eNEWS to residents and disseminates timely information to community.
- Produced three GRIST, Home Edition newsletters mailed to each residence. Home addition mailed in Sept. 07 and January 08. Election Mailing sent to each residence in April 08.
- Contracted with eCity to create a new Web site and worked with eCity on the creation of the site. Received \$6,000 in funding from the Village Contingency Fund to cover the majority of the cost for the new Web site.

### **Presentations to OM Board**

1/23/07 HC Councilman Calvin Ball and Mr. Kent Menser, Executive Director of the Howard County Base Realignment and Closure (BRAC) Office and Chairman of the Howard County BRAC Task Force

2/27/07 Maggie Brown, CA President, Tom O'Connor, Chair, CA Board of Directors, and Gary Arthur, Director of HC Recreation & Parks, William Mackey, HC DPZ;

3/13/08 Al Romack, Rani Gran, Elaine Pardoe, all representatives of Committee for Lake Elkhorn Environmental Restoration (CLEER), and Chick Rhodehamel, CA.

3/27/08 Angie Kozlowski, Mr. Ian Kennedy, Zoning Task Force Representative.

6/12/07 CA Aquatics, Kenneth Zachmann

6/26/07 HC Department of Planning and Zoning, Randy Clay and Bill Mackey -visual expansion of the courtyard onto Robert Oliver Place to the entrance of the Interfaith Center.

Mr. Clay informed board members that a HC Community Renewal/Enhancement Project (CO287) grant of \$100,000 has been approved by Howard County Council and by the County Executive to visually expand Oakland Mills courtyard out onto Robert Oliver Place and connect it to Oakland Mills Interfaith Center. All present were very grateful for the selection.

7/10/07 State Delegate Guy Guzzone- Legislative Wrap up

7/24/07 Mr. Randy Clay, project manager, HCDPZ  
Ms. Chickie Grayson, CEO of Enterprise Homes  
Ms. Dana Bourland, Enterprise Foundation  
Ms. Rena Ross, Manager of SFA

8/14/07 Dennis Matthey, CA introduced James Glennon and Frank Gant architects for the renovations to The Other Barn.

8/28/07 Wegmans Supermarket  
Mr. Richard Talkin stated that Wegmans will seek Final Development Plan (FDP) classification approval at September 6 meeting of HC DPZ Planning Committee for their proposed supermarket. Paul Gilbert provided an overview of Wegmans history and its commitment to customer and employee satisfaction.

10/09/07 Councilman Calvin Ball opened with an overview of the three Howard County Bills #66, #67, and #68

3/11/08 Gregory Hamm, General Manager and Regional Vice President for General Growth Properties (GGP)

4/22/08 County Executive's "Columbia Village Zoning/Revitalization" discussion Ms. Flowers introduced all that accompanied her and gave a brief introduction of what the format would be. The purpose is to form a zoning plan that would create places village centers to evolve into health thriving places for citizens to use.

### **Board Appointments**

Sandy Cederbaum as OM Village Manager  
Sylvia Huestis as OM Rep. Columbia's Watershed Advisory Committee..  
Paula Phillips as OM Election Monitor Committee Chair  
Appointment of Election Monitor Committee

### **Revitalization Initiatives, Karen Gray, Chairperson, Mary Kate Murray, CO Manager**

- Revitalization Partnership Executive Committee - Karen Gray Chair; Bill Woodcock, OM Board Chair; Mary Kate Murray (OM Resident); Sandy Cederbaum, Village Manager; and Ben Hunter, Community Organizer to serve on the executive committee.
- Two Revitalization Action Committees: Housing and Community Vibrancy, Worked closely with all committees and the following subcommittees: Music & Arts and Master Plan.
- Awarded \$10,000 operating funds grant from the Columbia Association
- Successful Jazz concerts and two art exhibits sponsored by Music & Arts
- Revitalization Board/RAC/Committee/Staff Retreat held January 26, 2008
- Organized a celebration of John Balon's Eagle Scout Project at the Cooke Cemetery.
- Community Organizer worked with an Eagle Scout on a project to restore the Cooke Family Cemetery in Talbott Springs.

- Community Organizer formed an Apartment Complex Coalition, and OM Principals group each of which meet on a monthly basis.

### **Election Monitoring Committee: Paula Phillips, Chairperson**

- Appointed Paula Phillips to serve as chair of the Election Monitoring Committee(EMC)
- Produced and mailed Election Mailing and ballot. Sent to 3400 residences.
- Election Day held on April 26, 2008. Seven candidates ran for and were elected to serve on OM Board of Directors for 2008/2009 year: Jim Alvey, Karen Gray, Abby Hendrix, Kriz Krizmanich, Michael McKenna, Mary Kate Murray & Marcia White. Two candidates ran for the Columbia Council seat, Phillips Engelke and Alex Hekimian. Alex Hekimian was elected to serve (by 8 votes margin) as the OM Columbia Council Representative.
- Sponsored a Candidate's Forum
- OM had high voter turnout - - 535 residents voted.
- Board approved the report of the Election Monitoring Committee which validated the results of the election. (Approved 5/013/08).

**Staff Report:** Sandy Cederbaum – Village Manager, Barbara Boras- Manager/Board Assistant, Debbie Bach – Covenant Advisor, Mary Chaves – Bookkeeper/PO Manager, Susan Azoulay – Facility/Event Coordinator, Tom Dudek – Covenant Assistant, Reggie Smith – Front Desk, Delores Richmond – Front Desk, Michael Knott - CCA, Charlotte Cook - CCA, Pat Murphy - CCA, Judy Dopkowski, on call front desk.(CCA: Community Center Assistant) Benjamin Hunter, OM Community Organizer

- Village Manager served on Leadership Howard County, Leadership Essentials Community Service Project Committee; Village Manager's Salary Study Committee; CA's Building a Better Columbia Summit Committee
- Covenant Advisor served as a member of CA ARC.
- Provided support and assistance to the OM Board of Directors, Columbia Council Representatives, Revitalization Partnership Group and village committees.
- Planned and participated in all village events, programs, classes and meetings. Events included: Six Lively Arts for Little Ones Concerts, Monthly Stamping as Art classes, Village wide Pool Party, Village Plant Sale, Volunteer Reception, Breakfast w/Santa, The Polar Express
- Co-sponsored and participated in Columbia village wide events: Columbia International Day, Chanukah Party (held at The Other Barn), Roots of Howard County & Searching for Spring, Columbia International Day and Columbia City Fair
- Provided the following services:
  - \* Information and referral
  - \* copier/laminating/fax service
  - \* Notary service
  - \* Bulletin Board for Postings
  - \* weekly electronic OM eNEWS to residents
  - \* Sale of '08 Entertainment Books, OM Bumper Stickers & Tee Shirts; Howard Transit Bus Tickets, Homeowner Documents, Maps

## **Facilities:**

Manage the following facilities located in Oakland Mills:

### The Other Barn

#### The Loft and Smithy Rooms/Kitchen

Revised advertising brochure, diversified publicity, reviewed/raised rental rates

- Advocated for renovation of The Other Barn in FY09 CA Budget testimony
- Advocated for upgraded security to Talbott Springs NC (lighting) and to The Other Barn.

The Loft is leased to the *Oakland Mills Church of God* every Sunday Morning

The Kitchen is rented to D'Nard Foods on a weekday basis.

- Donated space for use of Smithy/Tack and Loft for two weeks to OMHS students for AP Testing.
- Donated space to the American Red Cross for three Blood Drives

### Steven's Forest Neighborhood Center

Leased weekdays to the Steven's Forest Nursery School, on weekends to the Bahai Faith Organization, Gospel Assembly, and for numerous birthday parties and small events. Free use of room to neighborhood homeowner groups, nursery school meetings, OM Swim Team. Summer rental to private day camp, Adventures in Camp.

- Neighborhood Center was repainted and new window treatments were purchased.

### Talbott Springs Neighborhood Center

Rented on Sundays to a faith based group, used by a home school group, and for numerous birthday parties and small events. Free use of room to neighborhood homeowner groups. Summer rental to private child outreach group.

- Facilitated, for a second year, a free weekly rental Sept. - May of the TSNC for Howard County Parents as Teachers preschool program for Hispanic children and parent/guardian/caregiver.
- Facilitated a free weekly rental Sept – May, to HCC for GED and ESOL classes.
- Facilitated the opening of a full day preschool, The Learning Cottage, which will open at TSNC in Sept. 2008. Worked with CA to design a new tot lot for TSNC.

### Thunder Hill Neighborhood Center

Rented on weekdays to the Oakland Mills Nursery School and Easy Method Driving School (weeknights); and on Sundays to a faith based group. At other times rented for small birthday parties and small events. Free use to local neighborhood homeowner groups. Summer lease to Easy Method.

- Facilitated the installation of new flooring at THNC.