



NEIGHBORHOOD ADVISORY COUNCIL

Approved Meeting Minutes

April 8, 2025

NAC Council Members in attendance:

Belmont: Barb O’Conner and Art Rodriguez

Foxfield: Liz McMahon and Scott Simon

Morven: Linda Lurie

Oakridge: Mike Sziede

Oatlands: Anne Steingass

Rokeby: Pat Bour, and Al Zangrilli

Welbourne: Diane Blunt

Liaison: Art Rodriguez

Others in attendance:

Residents of 15 McPherson Cir.

Residents of 158 Sulgrave Ct.

Residents of 25 Wyatt Ct

Art Rodriguez called the meeting to order at 6:31pm

Approval of March 11, 2025 meeting minutes

Bour Motioned to Approved, Steingass Seconded

Resident Participation

None

BELMONT

Approval of March 11, 2025 meeting minutes

Approved

Resident Participation

None

Standing Committee Reports

Reports Given

Review of Neighborhood Applications

Applications Approved

FOXFIELD

Approval of March 11, 2025 meeting minutes

Approved

Resident Participation

None

Standing Committee Reports



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Reports Given

Review of Neighborhood Applications

Applications Approved

MORVEN

Approval of March 11, 2025 meeting minutes

Approved

Resident Participation

None

Standing Committee Reports

Reports Given

Review of Neighborhood Applications

Applications Approved

OAKRIDGE

Approval of March 11, 2025 meeting minutes

Approved

Resident Participation

None

Standing Committee Reports

Reports Given

Review of Neighborhood Applications

Applications Approved

OATLANDS

Agenda items discussed:

- a. Approval of the March 11, 2025 meeting minutes:

Minutes approved as amended (a couple of small corrections from Rokeby)

- b. Resident Participation:

None

- c. Standing Committee Reports:

Finance – a reminder to homeowners to make sure they are current on their assessments.

Facilities – the WAVES contract was approved; the pool rules were approved; estimates to repair concrete and caulking on some of the pool decks were reviewed; pre-season pool activities are underway; estimates for resurfacing tennis courts are coming in and will be reviewed; bids to install a handicap stall in the Parkway pool house bathrooms were reviewed and one was



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approved; work on the handicap stall to begin shortly in the women's restroom, the men's room will wait until after the season.

Grounds – the committee has a new member from Oakridge; the townhouse parking working group gave a briefing to the committee; issues around fire lane parking and inconsistent towing policies by Al's Towing was discussed, and the contract language will be revised to address these concerns; proposals for hydro seeding and watering were approved; pear trees treated to prevent disease; the pond contract was approved; common area improvements near the new trail to the elementary school on CountrySide Blvd were made to correct drainage issues.

Board of Directors – reviewed the recommendations from the townhouse parking working group; approved the pool rules; had a discussion about possibly adding bike lanes to CountrySide Blvd.

d. Review of Neighborhood Applications:

Oatlands had 2 applications in the monthly packet, which were approved. A resident attended the NAC meeting but his application was not in the packet; Al to review, and the Oatlands NAC members will review and approve/deny via email if feasible.

Other business:

- 1) Al notified the NAC that an application from the previous month for a railing, which had been contingently approved by the NAC, was approved by the DRC; and another application that the NAC had approved, was not approved by the DRC, and the Board upheld the DRC ruling.
- 2) Pool house renovation wish list – there will be some minor renovations to all three pool houses later this year. Tim asks the NAC members if there are any minor improvements they wish to be considered, please submit to Tim using the form that is on google drive.

ROKEBY

- a. Approval of the Mach 11, 2025 meeting minutes: Approved as amended.
- b. Resident Participation: None
- c. Update on applications from last month: (Oakridge) gridless window application approved by NAC was denied by DRC & BOD; (Morven) deck application contingency, approved with additional info on railings.
- d. Pool House Interior Renovation Wish List from NAC: form found in Google Doc, send requests to Tim Pope. Diane noted the form was PDF & couldn't be edited.
- e. Standing Committee Reports:
 - FIN (Jeff Kretsch) = pool fees paid, full minutes online



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- FAC (Scott Simon) = Approved the Waves contract, 2025 pool rules, & PW ladies room stall ADA remodel; deck repair all 3 pools later approved by E-vote; reviewed two bids on the repair of the tennis courts & the different approaches. Tim will obtain a third bid.
- GROUNDS (Diane Blunt) = Welcomed a new Oakridge cmte member; accepted recommendations from the TH Parking Cmte to return to the 2008 Parking resolutions w/updates from lawyer. Visitor parking & commercial vehicle reverts back to '08 rules; Al's Towing contract approved with coordinated language between their contract & our rules; paint curb on Bickel Ct to alleviate blind spot; CSB young pear trees get second rust treatment; conduct survey on White Pines in community; hydroseeding & watering started; pond fountain repaired; manicured connection of LCPS trail area behind C'Side Elem with smaller HOA trail; working on repair/replace of HOA trash cans; HOA reimbursed \$17,200 from LIRA grant.
- HPR = none submitted
- DRC = none submitted
- BOD Liaison (Art Rodriguez) = BOD approved Al's towing contract, 2025 pool rules, & parking cmte recommendations; discussed LoCo's proposed bike lanes on C'Side Blvd eliminating one traffic lane in each direction; mentioned trash contract is single biggest HOA expense.

- f. Review of Neighborhood Applications: one roof replacement & color change reviewed & approved.

WELBOURNE

Approval of March 11, 2025 meeting minutes

Approved

Resident Participation

None

Standing Committee Reports

Reports Given

Review of Neighborhood Applications

Application denied

Meeting Adjourned at 7:16 pm

Respectfully Transcribed

Al Pham, DRC Coordinator