

The Landings HOA Board Meeting
Pip Moyer Recreation Center
November 19, 2025

Loretta Lamar – President
Jan Greene–Vice President
Stan Ward–Secretary
Margaret McLemore–Treasurer

Parking–Margaret McLemore, Stan Ward
Pool–Stan Ward, Latoya Lawrence
Architecture–Margaret McLemore, Loretta Lamar, Jan Greene
Landscape–Laurie Mack, Jan Greene
Snow–Loretta Lamar

Under the Maryland Homeowners Association Act § 11B-111(4)(iv), a closed session of the board was held at Pip Moyer Recreation Center on November 19, 2025, at 6:15 pm to discuss an ongoing violation of the Declaration.

Jan Greene called the meeting to order at 6:30.

Present: Jan Greene, Laurie Mack, Margaret McLemore, Stan Ward, Latoya Lawrence, Tracie O’Brien (Bay West Management)

Samantha Faubert asked for the board to arrange a mediation meeting. She said that multiple members of the community have been stalking and harassing her. She said she is concerned about her physical safety. She said that because this involves the entire neighborhood she is requesting mediation from the board. Jan said it’s not the role of the board to mediate in disputes between neighbors, and if Ms. Faubert feels threatened she should contact the police. Tracie explained that the board only deals with HOA business, and that Ms. Faubert’s concerns do not involve the HOA. Stan said the board has been advised by its attorney that it has no role in mediating private disputes. Ms. Faubert asked if the board was refusing her request for mediation. Jan said the board has no authority to grant her request.

Approval of minutes: Stan moved to approve the minutes of the Oct. 15 Annual Members Meeting and the Oct. 28 meeting. Latoya seconded the motion. The motion passed unanimously. At the Oct. 15 Annual Members Meeting, the members delegated to the board the authority to approve the minutes of the Annual Members Meeting, instead of having to wait to approve the minutes at the next Annual Members Meeting in 2026.

Financials and collections: Margaret reported that we are catching up after the large expenditure for the coir log project that reinforced the streambed. We are currently about

\$12,000 over budget. However, we should catch up by the end of the year and finish the year roughly on budget.

Proposed budget: Margaret noted that the budget accounts for modest increases in the pool management and the trash collection contracts. The cost of the landscaping contract isn't changing.

Margaret noted that the proposed 2026 budget increases the parking monitoring contract to \$24,000, up from \$16,000 in 2025. Stan said that he feels the community needs a quality parking monitor and consistent and accurate parking enforcement. He summarized the pattern of unsatisfactory performance that led the board to fire the former parking monitor company, Signal, at the October meeting. He explained that Margaret and he had interviewed a potential new vendor, Protos Security, which provides off-duty police officers who could do the parking monitoring. He noted that the presence of police officers in marked vehicles may help deter criminal activity and that there had been a vehicle theft in Stonecreek earlier this year. He also noted that Protos would provide a substitute if the regular officer could not be there on a particular day. Protos is fairly expensive, however, at \$95 an hour. Another option would be to re-hire Candice, who used to do parking monitor work for the community. Stan said he liked the idea of hiring Candice because she knows how to do the job, and we know she does good work. We would have to hire Candice through a firm so that she has proper insurance coverage. We could hire Candice through Signal. The \$24,000 proposed budget for parking monitoring is based on a potential contract with Signal to hire Candice. Stan said he does not favor a new contract with Signal because Signal is a badly run company that doesn't care about our account. He said there should be consequences for Signal's bad performance. He said he is open to hiring Candice through a different firm, but not through Signal. He said that if we can't hire Candice through a firm other than Signal, he would like to hire Protos instead. He said hiring Protos would cost \$8,600 more than the amount in the proposed budget for parking monitoring. We could afford that increase by shifting \$7,500 for pool furniture rehabilitation from the operating budget to the reserves and making some other small adjustments. He said he thought Protos would be worth the investment and you get what you pay for. Board members felt that it would not be responsible for the HOA to hire Candice directly because we need a firm to provide proper insurance coverage and human resources services. Margaret said she would look into whether a door security firm in Annapolis could hire Candice instead. The board will continue to investigate options. Jan said we should table the parking monitor issue until the December meeting when we will have more information. Jan asked about the status of the reserves. Margaret reported that the reserves are fully funded and we are on track to meet our obligations.

Landscaping committee: Laurie noted that there have been complaints that the landscaping company, C&S, has not picked up leaves yet. Tracie explained that C&S is backed up because the leaves fell all at once, but they will get to us as soon as possible. Laurie, Margaret, and Loretta have some saplings that C&S can plant. The locations have already been chosen. Tracie reported that the pickleball court cracks have been filled. The board agreed there is no need to repaint the pickleball courts.

Architectural committee: Margaret noted that some requests to remove trees were approved. Laurie noted that a violation had been issued to a homeowner for installing a new roof without approval.

Pool committee: There is nothing new to report, except that the pool management contract in the proposed budget has an increase for an additional week of work due to the timing of the Memorial Day and Labor Day holidays in 2026.

Snow committee: The board is satisfied with the snow removal contractor.

Website: Stan reported that the website is up to date, with recent updates made to the parking page at Margaret's request. The September meeting minutes have been posted. The October meeting minutes and upcoming board meeting dates will be added soon.

The new meeting dates for 2026 will be on the third Wednesday of January, March, May, July, September, October and November. There will be a special Zoom meeting on December 18, 2025, to approve the 2026 budget.

Stan provided an update on his investigation into bringing electric vehicle charging stations to the community. BGE runs a program for multifamily properties (the Landings would qualify) in which BGE pays to install electric vehicle charging stations that BGE would own and operate. BGE's contractor, Maryland Energy Advisors, handles all the technical and administrative work. The program is funded through BGE ratepayer subsidies that are approved by the Maryland Public Service Commission. All the HOA would have to do is work with the contractor to determine exactly what charging stations are feasible and would meet our requirements. Two or more Level 2 chargers could be installed, potentially at the pools, although locations would be determined later. Access to the chargers could be restricted to community members only by requiring a special access code to activate the charger. People using the chargers would pay BGE for the electricity they use directly through their own accounts. The cost of the electricity would not appear on the HOA's bill. The HOA would not be involved in the payment process. Users would pay for electricity at the rate determined by the Public Service Commission, currently 18 cents per kilowatt hour. From start to finish, installation is typically a 7 to 10 month process, with extensive consultation with the community along the way. The board has agreed to allow Maryland

Energy Advisors to prepare a preliminary site proposal, which should be ready in several weeks. We would then get community input and provide feedback on the proposal and adjustments could be made. Then, if the board is satisfied with the proposal, a contract could be signed. Getting a preliminary site proposal does not obligate the HOA in any way or cost anything. Funding for this program is limited, and the sooner we move forward the more likely our project will be funded. Based on Stan's research, this BGE program appears to be a unique opportunity to get chargers installed at no cost and with minimal administrative hassle. Homeowner Bao Do of 3 Winslow asked that the board not take existing parking spaces for electric vehicle charging. Margaret explained that the chargers would be installed in seldom used spaces near the pools and away from homes so they wouldn't make parking more difficult for homeowners. Latoya asked whether the HOA would have any liability if a charger malfunctioned. Stan said he didn't think so because the chargers would be owned by BGE, but that he would check on that. Lotoya also suggested there may be a need for safety regulations for the chargers.

Homeowner concerns: Bao Do raised several concerns. He said that homeowners are not putting out their trash in cans as required. This allows animals and birds to get into the trash. He feels the landscaping company is not doing a good job. They are mowing the grass when it is wet. Their machinery appears to have dull blades. They leave bare spots on the grass. Margaret asked Mr. Do to send photos of landscaping problems so that they can be shared with C&S and corrective action taken. Mr. Do said there are too few visitor parking spots. Someone on Winslow is constantly occupying a guest space. The adhesive glue used to affix violation stickers to vehicles is too strong and is very difficult to remove. Margaret explained that the stickers are supplied by Parking Boss and now only the top of the stickers are adhered to the vehicle to make them easier to remove. Mr. Do said the parking monitor is not enforcing, which we know. Stan said that's why we fired the former parking monitor, Signal, in October.

Meeting adjourned at 7:40 pm.

Next meeting December 18 at 6:30 pm on Zoom.