

**Carderock Springs Citizens' Association**  
**18 January 2016 CSCA Minutes CSCA Board Meeting**

Board members present: *Anne Carlson, Rob Gorman, Bill Moore, Stefan Lo Buglio, Larry Ondrejko, Jack Orrick, Donna Schwartz, Julie Weber*

*Also in attendance: Jean Ratner, , Sandy Dembski, , Sue Eastman, Stephanie Land, Katherine Stifel, Scott Wilets, Keith Woodard*

**1) Approval of November Meeting Minutes**

- The November Meeting minutes were approved with suggested changes during the review process.

**2) Treasurer's Report/Budget**

- Rob Gorman presented the Treasurer's report for January (included updates from November/December 2015). The Treasurer's report was approved as presented.
- In 2015, income from dues was \$12501.94 with total income of \$14623.75 and total expenses of \$10231.56. C3 has a separate budget and checking account.
- The 2016 budget was discussed and adopted as corrected during the meeting.

**3) ARC Appointment**

- Katherine Stifel, a Carderock Springs resident and architect, was appointed to the Architectural Review Committee (ARC).
- The ARC members are (listed alphabetically) Doug Soe Lin, Katherine Stifel, David Wahl, and Scott Wilets.

**4) CSCA Newsletter/Directory Distribution/Mailing of Dues**

- Stephanie Land volunteered to be the Carderock Springs database statistician.
- Stephanie has checked the Carderock Springs neighbor list against tax records. She noted that Montgomery County includes Carderock Springs and South Carderock and others as "Carderock Springs".
- Some residents of South Carderock have paid dues to Carderock Springs, several Carderock South residents have requested newsletters and the directory.
- Dues statement will be sent to all houses in Carderock Springs, including those that are occupied by renters. If the owner is known, an additional dues statement will be prepared and sent to the house. This will provide the option of both the owner and resident to be a member of the CSCA,
- Larry noted that the Swim and Tennis Club only distributes an electronic newsletter. The majority of Swim and Tennis club members are from outside of the Carderock Springs neighborhood.
- The CSCA will continue to distribute a paper newsletter as it is thought that several residents do not use or have access to electronic media.
- After discussions including Keith Woodard, Carderock South board chair, the CSCA Board voted to formally include as Carderock Springs residences all of the homes on Upper Fenway Road, Fenway Drive, Lilly Stone, Comanche Court, Fenway Road between Lilly Stone and Comanche Court, and Kachina Lane. Homes on Edenwood and Comanche Court will also be

included. This expanded zone includes area in both Carderock Springs and South Carderock including homes on both sides of Tomlinson Avenue, Osage Lane, Buxton Terrace, and Endicott Court..

- Going forward, every household in the newly-expanded zone will receive dues statements, newsletters, and directories.
- Carderock South includes 45 Bennett developed homes that surround a 4.5 acre park. Carderock South has their own covenants, a Bennett-written charter in place, an ARC, and holds an annual meeting. Association fees are mandatory at \$95. The fees are used to maintain the park (insurance, mow grass, tree removal, and maintenance). Some of the Carderock South residents have also paid dues to the CSCA.
- An explanatory letter will be prepared and sent with the dues statement to all Carderock Springs residences (as detailed above).

## **5) Update on C3/Rainscapes Program**

Jean Ratner, Sue Eastman, and Sandy Dembski provided updates on the Carderock Conservation Coalition (C3)/Rainscapes Program.

- C3 was formed after severe rain in 2014. C3 is a subcommittee of the CSCA Board.
- C3 received a grant from the Chesapeake Bay Trust.
- The Montgomery County Rainscapes program is very active in Carderock Springs. The neighborhood is a priority Rainscapes neighborhood. Free site assessments have been (or will be) conducted for 40 residents by the end of February 2016.
- As part of the grant, a demonstration rain garden will be constructed on Lilly Stone Road (Ludwig residence) by Lisa Wilcox Deyo.
- Rainscapes created a topographical map of the neighborhood and can be referred to help solve water issues.
- A short video was shared showing neighbors collaborating to resolve a runoff issue between 3 homes on Carderock Court.
- C3 would like to work with the ARC to be proactive in regards to drainage plans especially for homes with proposed additions. It was noted that Montgomery County does not require drainage plans for lots >15,000 square feet. Most Carderock Springs lots are 16000 – 23000 square feet. ARC guidelines state that changes should not do anything that is a detriment to neighbors. The ARC does request drainage plans as part of the review process. It was suggested that the ARC statement that appears in the newsletter include a statement requesting drainage details.
- In March, C3 will hold a workshop on how to manage landscape and deer.
- In May, C3 will host an educational event on a skipjack on the Chesapeake Bay. More details will be shared (skipjack can accommodate ~20 people).

## **6) Upcoming Events**

- A neighborhood Progressive Dinner will be held on February 27, starting at the club. Phil Rider is organizing the event.
- There will not be Valentine's Day dance in February.
- The CSCA Annual Meeting will be held on April 17 at the Clubhouse.

## **7) Old Business**

- Jack has identified a person to maintain the River Road entrance (landscape, and electrical repairs as needed) on a semi-regular basis.

**8) New Business**

- Anne mentioned a notification to the CSCA Board chair should have been received regarding the County Zoning meeting. Rob Gorman did not see this notification in the mail that was delivered to the PO Box.
- The traffic committee has been requested to have input on traffic at the intersection of Lilly Stone Road and Hamilton Spring Road. This will be discussed at the February meeting due to the late time of the January meeting. Also to be discusses – street parking.
- An article will be written for the upcoming newsletter (newsletter deadline January 29, 2016).

**9) Newsletter Articles**

- Potential articles include traffic safety, dues reminder, database update status, update on ARTIS, Rainscapes, and information on the Progressive Dinner event.

Deadline for articles will be January 29, 2016.

Meeting adjourned.

**Next Meeting: Monday, February 15 @ 7:30 pm (Clubhouse).**