

Plantations Two -- HOA Board Meeting Minutes

Date: September 11, 2025
Time: 7:00 pm
Place Held: Woodfield Elementary School Staff Lounge

Attendance:

Board Members Present

Cheryl Yost, President
Drew Lowe, Vice President
Jen Wrona, Treasurer
Kathryn Zegowitz, Secretary
David Gonzales, At Large Board Member & Pool Chair
Judy Stephenson, At Large Board member & AC Chair

Board Members Not Present

Jeson Jackson
Charles Vaillancourt

Other Attendees

Doug Verdin
Sara Lowe (Social Chair)
Chris Marth
Scott D'Vilekis

The meeting was called to order by Cheryl Yost at 7:14 pm.

Request for Additions to the Agenda – No additions.

Minutes –Call for questions or revisions to May minutes, none received. Motion to approve July 17, 2025, minutes made by Drew Lowe, seconded by Jen Wrona, Judy Stephenson abstained, minutes were passed.

General Business -

Still no Grounds Committee Chair volunteer. Doug Verdin, Cheryl Yost & Drew Lowe are still temporarily handling the grounds functions. The idea of splitting the work into three jobs (trees, maintenance, and other) was presented by Cheryl.

Treasurer Report - Jen Wrona

Delinquencies:

- There are two households in arrears for dues with the attorney.

Taxes and Audits:

- We prepaid \$6,000 for taxes but owed only \$1,400 giving us a credit for next tax year.

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- The Audit by the CPA who performs our taxes is complete, and will be sent to the board for review

Meeting rooms:

- Jen has reserved Woodfield AP room / lounge for the second Tuesday of the month from September through June, except for April 9 (due to a PTA event will be April 16) and December (we don't have a meeting in December). She cannot reserve a room for July until May 1.

Budget

- The Budget was mailed to residents in early September, and the Board will vote on the budget at the October 9 meeting.

Capital & Repair Projects:

Path Erosion-damaged Area - Doug Verdin

Installation of the last sections of fencing is scheduled for tomorrow, Sept 12th to finalize the repair and upgrade to the erosion-damaged path area below the play courts.

Playground Update - Drew Lowe

Playground equipment should be in at end of September, and the installation should begin the first or second week of October.

The only piece of equipment being kept is the blue handicap swing.

Pool Parking Lot & Townhouse Parking Spaces – Drew Lowe

Pool parking lot and townhouse sealing and re-stripping/numbering will commence Monday September 15 with a start time of 7:30 am. The areas will be handled on these days: Mon/Tues for White Pillar, Wed/Thurs for Melrose Square and Fri pool lot.

- Trash is to be placed at the end of the street.
- Information and notification eblast will be sent tonight, September 11, notice will be updated on the website, Drew will post signs and paper the townhouse doors.
- Drew will chain the pool parking lot Thursday evening.
- There will be a tow-truck on call to tow cars at the owner's expense if they are left in the areas to be sealed.

Social Committee - Sara Lowe

The new committee had its first meeting Tuesday, September 9. They have the following suggested events planned:

- New playground groundbreaking in October, date to be determined once the installation date is confirmed. Event approved by the board.
- Halloween Food Truck 3:30-6:30 pm on October 31. Kathryn Zegowitz will send previous COVID Food Truck notes to Sara. Event approved by the board.

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- Tentatively, the group would like to establish quarterly events and some pop-up events. Discussed events that might include alcoholic beverages, and research is required regarding the legality of sponsoring and serving alcohol at events on community common areas.

Sara discussed potential methods of communication:

- Set up a Plantations Two HOA Community Events Facebook page, with community member access only and not for open discussions.
- Scott D'Vileskis mentioned that they could set up a google group for the committee.
- Sara suggested an enclosed bulletin board to promote upcoming events and place it at the pool. She will get pricing for message board and present a plan with prices to the Board.

Architectural Control Report - Judy Stephenson

2 Resale Certificates were issued

1 Revised Resale Certificate issued

1 Violation Warning letter sent (personal items on common ground outside of fence)

3 Property Improvement Requests approved

Judy is exploring options for doing a baseline compliance inspection of the neighborhood and will report on findings at next meeting.

There is still no real solution to the problem of unkempt HOC townhouses. HOC finally cut the back yard of a vacant townhome, and the board continues to receive complaints about HOC tenants that don't follow community rules & regulations regarding yard maintenance and proper storage of trash & recycling. White Pillar residents reported an infestation of rats. The Board will continue to urge residents that are filing complaints to call 311 or contact HOC.

Judy asked for Board input on how to address issues with HOC properties. We could raise the issue with HOC leadership or reach out to County Council representatives for assistance. Drew has contacts at HOC and will seek their opinion on the best way forward. Judy will wait for feedback from Drew before going to Council members. Judy will continue to communicate with HOC regarding their responsibilities in return for funding by Montgomery County Government. The Board is supportive of whatever steps will help resolve ongoing issues.

Grounds Report – Cheryl Yost

Tree Issues:

- Tree of Heaven grouping (behind Marsh Point Ct. residence)- first treatment applied. Tree(s) will be removed in the fall and trunks will be treated.
- Cheryl discussed with John Stewart whether pruning diseased oak trees to extend the life of the trees vs cutting down the trees would be beneficial. John stated that there is no known cure for the disease and trimming trees that are in major decline would be a waste of money.
- Large number of tree issues resolved this summer and there are more issues still pending resolution prior to the end of November.

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The meeting was adjourned at 9:00 pm by Cheryl Yost. Adjourned prior to completion of the agenda due to meeting room time limitation.

Currently Scheduled Board Meeting Dates *(dates subject to change, check website for updates):*

2025:	Oct 9	Nov 13	<i>no Dec meeting</i>			
2026:	Jan 8	Feb 12	Mar 12	Apr 16	May 14	Jun 11