

Rock Creek Hills Citizens' Association
Minutes of the Meeting on October 18, 2022

Hill Carter, President, called the meeting to order and introduced the other members of the RCHCA Board. He reminded those attending that they needed to check in at the entrance if they wished to vote during the meeting.

Hill introduced the agenda for the meeting, highlighting that this was the first meeting in over two years on account of the pandemic. He also indicated that Floor Nominations would be solicited for the election of Board officers.

Minutes of the February 18, 2020, Meeting

Motion: To approve the minutes of the February 18, 2020, meeting.

Vote: Approved unanimously.

Treasurer's Report

Mike Baker, Treasurer, submitted his report. His main conclusion was that RCHCA is in good financial condition. On January 1, 2020, there was a total of \$5,051.20 in the bank accounts. From 1/1/2020 through 9/30/2022, \$19,388.75 flowed into these accounts while \$16,792.29 was spent. As a result, the balance on 9/30/2022 was \$7,647. Outstanding commitments at this time are about \$4,000.

The full Treasurer's Report, which includes additional details, will be posted to rchca.org

Covenants Report

John Robinson, Covenants Chair, presented his report. He mentioned the number of covenant-related applications that were acted upon by the Board in calendar years 2020 and 2021 as well as during the current year. He noted that: (i) almost all the applications for additions/shed construction were approved, the only exception being one that was rejected by the county; (ii) other enquiries about changes in structures that were received from residents were addressed expeditiously; and (iii) in all cases, the decisions were generous in their interpretations of codes and setbacks.

John mentioned that most conflicts arose from complaints regarding businesses being operated out of houses. He clarified that the concern here is only with businesses that have high impact in terms of the numbers of: deliveries; visits by customers; or employees on site. He noted that the restrictions in this regard are also regulated strictly by the county. Hill added that another major problem is builders who do new construction, such as tear downs, without obtaining approval.

There was a question from the floor on the covenant regarding front yard fences for corner lots. John clarified that the interpretation of the covenant governing line fences for corner lots is that the owners can decide which of the sides of their lot is not to be viewed as the front yard and if they choose to can have that side enclosed by a fence. However the design must be reviewed by RCHCA and the fence on the “side yard” must be concealed by vegetation.

Report on Purple Line/Chevy Chase Lakes Status

John Robinson provided an update on the Purple Line and the construction at Chevy Chase Lakes:

- Purple Line: The opening has now been postponed to 2026 from 2023. Completing the bike path that would run alongside the tracks and was part of the project is the responsibility of the County. Delegate Solomon clarified from the floor that he and his fellow delegates will continue to press the issue of completing and opening the trail along the same timeline as for the completion of the Purple Line.
- Chevy Chase Lakes: Construction is proceeding in two phases. In the first phase, three buildings have been completed, including condominiums and rentals. The first of these units are now coming on the market and this phase will be completed in about a year. Construction on the second phase, which is west of Connecticut Avenue, will begin depending on the progress of Purple Line construction.

Elections to Positions on RCHCA Board

Hill announced that all positions on the Board were open to RCH residents in Good Standing. He noted that three incumbents – Anne Clawson as Vice President, Mike Baker as Treasurer, and Sudhir Shetty as Secretary, who had all been appointed as vacancies occurred during the past year – had indicated that they would be willing to run for election to these positions. He then invited Floor Nominations for these positions as well as for the position of President from which he wanted to step down. There being no Floor Nominations for any of the positions, a motion was moved and approved unanimously to close nominations. Hill announced that: (i) he would continue to serve as President until such time as someone is elected President; and (ii) Anne Clawson, Mike Baker and Sudhir Shetty are elected as officers of the Board and would serve respectively as Vice President, Treasurer and Secretary for a two-year term.

Other Items

- Traffic safety and flow: There were a number of questions on these issues from the floor. On congestion on Connecticut Avenue north of Saul Road, Delegate Solomon noted that his fellow Delegates and he have worked this issue, as a result of which cameras and left-turn lights have been installed along a stretch of this roadway. On the elimination of traffic triangles, John clarified that the difficulty lies in getting unanimity among those whose lots border the triangle since even a single dissenting neighbor can override community safety concerns. On the plans of the State Highway Administration (SHA) for bike lanes on Connecticut Avenue north of Chevy Chase Circle, Delegate Solomon mentioned that since

community feedback has been overwhelmingly negative, the SHA will not be going forward with it. Finally, John indicated that the plan for installing sidewalks on Kensington Parkway north of Bexhill is still going through the review process.

- Gas-powered leaf blowers. In response to a question from the floor, Delegate Solomon clarified that the use of these could not be prohibited or restricted by action by the RCHCA.
- Rock Creek Hill Halloween Party and Parade. Hill reminded attendees of this event between 3 to 6 pm on Saturday, October 30.
- RCHCA List Serve: Hill thanked Mike Baker for his efforts in managing the list serve and in overseeing the production of the RCHCA Directory.

Adjournment

Motion: To adjourn

Vote: Approved