

Rock Creek Hills Citizens' Association
Minutes of the Meeting on April 9, 2025

Hill Carter, Acting President, called the meeting to order.

Minutes of the May 15, 2024 Meeting

Motion: To approve the minutes of the May 15, 2024 meeting.

Vote: Approved.

Treasurer's Report

Mike Baker, Treasurer, submitted his report. He reported that on May 1, 2024, RCHCA had a total of \$9247.61. Between May 1, 2024 and April 1, 2025, we received a total of \$6146.30 in dues, contributions, and interest. In the same period, we had expenses of \$5707.65. This left us with a total of \$9686.26 on April 1, 2025 (including check to be deposited). The full treasurer's report will be posted to the website (<https://www.rchca.org>).

Welcoming Committee

Kathy Morgan and Mary Beth Taylor briefly updated the meeting about the activities of the Welcoming Committee, which aims to introduce new residents to the community. They asked current residents to let them know when new neighbors move into the community so that the committee could welcome them.

Election to the RCHCA Board and Leadership of Other Committees

Hill announced that all positions on the Board were open to RCH residents in Good Standing. He indicated that Cheryl Kovalsky had expressed an interest in running for Vice President, the position having been vacated by Anne Clawson. Since she was unable to attend the meeting in person, her nomination was made in absentia and her appointment as Vice President was approved unanimously. Lori Simon-Rusinowitz volunteered to serve as Secretary. Her appointment to this position, which is being vacated by Sudhir Shetty, was also approved unanimously. The Acting President will remain in his position until a suitable volunteer for that position is identified while Mike Baker will continue to serve as Treasurer.

Sean Gaiser volunteered to fill the vacancy as Chair of the Special Events Committee, and introduced himself at the meeting. He has now been appointed to this position.

Covenants Report

Robert Kim, Secretary, Chair, Buildings and Covenants Committee, presented the report. In summary, he noted that compliance with existing covenants continued to be good. He highlighted two generic issues that had come up concerning covenants during the past year. First,

it is clear that not many residents are aware of the covenant regarding rental accessory apartments. Specifically, the Board approved a policy in July 2014 that rental accessory apartments will be deemed to violate Rock Creek Hills covenants. Additional information on this policy can be found on [Covenants & Apartments](#). Second, the Board also wishes to bring to the attention of residents the policy with regard to home-based businesses, which can be found at <https://rchca.org/resources/covenants/>. The Board has decided that it would continue to be flexible and reasonable in its application of both policies.

Another issue that has led to concerns from some residents is the demolition of some houses in the neighborhood and the construction of very large homes in their place. While the Board is limited in its ability to influence such construction, it has been and will continue to be in touch with the developers to ensure that all covenants that apply to these properties are complied with.

Master Plan Status

John Robinson, former Chair, Covenants and Building Committee, provided a brief update on one aspect of the master plan. Specifically, he mentioned that draft legislation currently before the County Council will allow multi-family housing in the form of townhouses, duplexes and triplexes in some parts of the county where these had not been permitted until now. He also indicated that this legislation is likely to pass, although he clarified in response to a comment from the floor that community input will be sought before its approval. In relation to Rock Creek Hills (RCH), John noted that the legislation will not affect it directly. Although it would apply to plots on the eastern side of Connecticut Avenue that are adjacent to those in RCH, there is a provision in the draft legislation that would preclude these plots from being merged with neighboring plots within RCH.

Temple Lights Report

Hill began by noting that the traffic congestion caused by the Mormon Temple lights last December had indeed been a fiasco, despite the efforts by the organizers during that time to address the situation through traffic enforcement measures. He assured the meeting that the Board as well as the officials of the Temple are aware of the problems and are working to ensure that these will not recur this year. Specifically, he mentioned that he (and Mike Baker) had met with Temple officials to discuss possible solutions. In addition, the Temple had organized a public meeting with residents to take account of their views and suggestions. Hill concluded by noting that the Board would request a meeting with Temple officials in the Fall to agree on the necessary steps to be taken to ensure that the event proceeds this holiday season without significant disruption to neighbors.

Report from the Sidewalks Committee

Before turning to Stefan Awad, a member of the Sidewalk Committee, Hill mentioned that construction by the County to reconfigure the intersection of Elrod and Saul will begin shortly.

Stefan focused on the issue of installing sidewalks on Kent Street and the stretch of Wake Drive between Kent and the Town of Kensington limits. The Sidewalk Committee has canvassed all residents of this area by going door to door and seeking their views on putting in sidewalks as a way of ensuring pedestrian safety on these heavily-trafficked street segments. He reported that although there was about 95 percent support for sidewalks among those canvassed, there were some residents on these streets who opposed them, mainly because they felt the construction would require trees to be uprooted or limit parking on their driveways. Some who opposed sidewalks, including a resident who participated in the discussion following Stefan's presentation, also felt there were other alternatives to sidewalks, including traffic calming measures and better lighting, which could improve pedestrian safety and needed to be considered. Stefan highlighted that with the reduction in overall County funding for sidewalks and the lack of unanimity among residents as to the need for sidewalks, these stretches of Kent and Wake are unlikely to be prioritized highly enough by the County to receive funding until 2027/28 at the earliest.

In light of Stefan's report and feedback he has received from the County that voting by a Citizen's Association is not binding on it, there was no vote taken on sidewalks at the meeting.

Updates

- In response to a question about the status of the improvement of the stretch of sidewalk along Kensington Parkway between East Bexhill and Franklin, Hill said that this appeared to have run into funding difficulties among the relevant agencies that are involved and that the Board would follow up and provide an update at the next meeting, including possibly inviting someone from MCDOT to that meeting.

Suggestions for Future Meetings

- Consider later start times for meetings and/or hybrid meetings to accommodate residents with young children and increase community participation;
- Post additional relevant information on website ahead of meetings for agenda items that may require a vote;
- Include an agenda item to discuss incidence of crime in the neighborhood if residents think this is an issue of growing concern.

Adjournment

Motion: To adjourn

Vote: Approved