



# Oakland Mills Community Association Village Board Meeting Minutes

The Other Barn ~ 5851 Robert Oliver Place ~ Columbia, MD 21045

**Board Members:** Jonathan Edelson, Chair ~  
Bill McCormack Jr., Vice-chair ~ Andrew Mark Fried, AC Chair ~  
Paulette Pettiford-Thomas ~ Dr. Daniel Pierce ~  
Karin Emery, Columbia Council Representative

**October 28, 2025**

## OMCA REGULAR BOARD MEETING

This meeting was held hybrid, on Zoom and at The Other Barn.

**Link to YouTube recording of the October 28, 2025 OMCA Board Meeting:**

<https://youtu.be/I0Gycc545Zo>

**Mr. Edelson** called the regular meeting of the OMCA Board of Directors to order at 7:02 p.m.

**Present:** Jonathan Edelson, Board Chair; Bill McCormack, Board Vice-chair; Andrew Mark Fried, AC Chair; Dr. Daniel Pierce; Paulette Pettiford-Thomas; Brigitta Warren, Village Manager; Amy Carpenter, Events & Administrative Coordinator.

**Absent:** Karin Emery

**Quorum Present:** Yes

**Also Present:** Howard County Council District 2 Aide Ashley Alston

## Opening of Meeting

- **Mr. Fried** motioned to approve the October 14, 2025 OMCA Board Meeting minutes (ATTACHMENT A). **Dr. Pierce** seconded, and the motion passed (4-0-0).
- **Mr. Fried** motioned to approve the October 28, 2025 Board Meeting agenda (ATTACHMENT B). **Dr. Pierce** seconded, and the motion passed (4-0-0).

## Resident Remarks

Resident Paul Verchinski spoke in support of The Village in Howard (TVIH)'s OMCA donation request.

Resident and member of TVIH Cathy Latham shared what TVIH does.

TVIH Board Chair Lynn Foehrkolb spoke about the purpose of TVIH, which was to help the aging population find support and friendship.

## New Business

### *2025 OMCA Donation Requests*

**Ms. Warren** shared the 2025 OMCA Donation Requests (ATTACHMENT C). The requests would be brought back as Old Business at a future Board meeting.

### *2026 OMCA Elections Items*

**Ms. Warren** shared the proposed list of Election Monitor Committee members (ATTACHMENT D). She also shared the draft 2026 Elections Calendars (ATTACHMENT E) and draft 2026 Election Guidelines (ATTACHMENT F). All items would be brought back as Old Business at future Board meetings.

### **Board Chair Report**

**Mr. Edelson** shared a letter to the HCPSS superintendent about OMHS renovations (ATTACHMENT G). The Board agreed that the letter could be shared with the community and as testimony at the November 6, 2025 HCPSS Board of Education meeting.

### **Village Manager Report**

**Ms. Warren** shared her report on village operations (ATTACHMENT H). She also shared the proposed 2026 OMCA Office Holiday Calendar (ATTACHMENT I). The Board agreed that the calendar could be used.

### **Committees**

#### *Architecture Committee*

**Mr. Fried** shared data on applications for the first half of the year.

#### *Housing*

**Mr. McCormack** said that he would be meeting with the housing committee the next evening. They would discuss conducting a SWOT analysis on housing in Oakland Mills and how to advocate for implementation of the HOA infrastructure bill in Howard County.

#### *Open Space*

**Mr. McCormack** said he would be holding another Open Space Committee meeting due to poor attendance at the previous meeting.

#### *Public Space*

**Dr. Pierce** reported that he had spoken with a Howard County Recreation and Parks employee who is in residence on the historical portion of Blandair Park. It would be a few years before the historic buildings would be renovated.

**Dr. Pierce** said business owners in the State Route 108 area were in favor of the crosswalk/path/sidewalk at 108 and Red Branch Road.

### **Bulletin Board**

**Dr. Pierce** suggested redoubling efforts to get food to people with the extended federal government shutdown and its effects on SNAP recipients as well as government workers.

**Mr. Edelson** adjourned the regular OMCA Board meeting at 8:04 p.m.

Respectfully submitted: Amy Carpenter, Administrative Assistant



**oakland mills**  
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**Mr. Edelson** called the regular meeting of the OMCA Board of Directors to order at 7:02 p.m.

**Present:** Jonathan Edelson, Board Chair; Bill McCormack, Board Vice-chair; Andrew Mark Fried, AC Chair; Karin Emery, Columbia Council Representative; Dr. Daniel Pierce; Paulette Pettiford-Thomas; Brigitta Warren, Village Manager; Amy Carpenter, Events & Administrative Coordinator.

**Absent:** Bill McCormack Jr.

**Quorum Present:** Yes

**Also Present:** Howard County Council District 2 Aide Ashley Alston; Columbia Association Community Programs & Services Projects Liaison Marty Oltmanns

## Opening of Meeting

- **Mr. Fried** motioned to approve the September 23, 2025 OMCA Board Meeting minutes (ATTACHMENT A). **Dr. Pierce** seconded, and the motion passed (4-0-0).
- **Mr. Fried** motioned to approve the October 14, 2025 Board Meeting agenda (ATTACHMENT B). **Dr. Pierce** seconded, and the motion passed (4-0-0).

## New Business

### *Columbia Association Liaison Update*

CA Programs and Services Projects Liaison Marty Oltmanns gave an update on CA events and operations (ATTACHMENT C).

## Old Business

### *CA FY27 Budget, OMCA Requests*

**Ms. Warren** shared the Board's letter for OMCA Requests for the CA FY27 Budget (ATTACHMENT D). **Dr. Pierce** motioned to approved OMCA's Requests for CA's FY27 Budget letter with discussed edits. **Mr. Fried** seconded, and the motion passed (4-0-0).

### ***Priority Letter for Howard County FY27 Budget***

**Ms. Warren** shared the Board's Priority Letter for the Howard County FY27 Budget (ATTACHMENT E). **Dr. Pierce** motioned to approve the OMCA's Priority Letter for the Howard County FY27 Budget pending two sentences sent for final review to the Board. **Ms. Pettiford-Thomas** seconded, and the motion passed (4-0-0).

### **Board Chair Report**

**Mr. Edelson** reported that Gabriel Hightower of People Acting Together in Howard (PATH-Maryland) said that he wanted to have a conversation about a potential geothermal pilot project in the Oakland Mills village center area. He had also discussed the project with Ms. Warren and would be sending more info to her.

### **CCR**

**Ms. Emery** thanked Mr. Fried for speaking at a CA meeting during resident speakout about CA's policy on ethics violations. The CA Board had voted on the issue. The new policy would allow board members to campaign as individuals (not representing CA) for candidates in elections, but the new policy included allowing the CA Board to remove members for ethics violations. She said this could potentially disenfranchise villages and residents and possibly violate village governing documents.

### **Village Manager Report**

**Ms. Warren** shared and reviewed the 2025 OMCA Draft Audit Reports. **Dr. Pierce** motioned to accept the 2025 draft audit results. **Mr. Fried** seconded, and the motion passed (4-0-0).

**Ms. Warren** shared her report on village operations (ATTACHMENT F).

### **Bulletin Board**

Board members expressed thanks for the OM Fall Festival.

**Ms. Carpenter** thanked volunteers and board members who helped with the OM Fall Festival.

**Mr. Fried** motioned to go into closed session at 8:15 p.m. for consultation with staff personnel, consultants, attorneys, or other persons in connection with pending or potential litigation. **Dr. Pierce** seconded, and the motion passed (4-0-0).

The Board came out of closed session at 8:19 p.m. **Mr. Edelson** announced that the Board had voted to refer a property to CA for covenant non-compliance.

**Mr. Edelson** adjourned the regular OMCA Board meeting at 8:19 p.m.

Respectfully submitted: Amy Carpenter, Administrative Assistant



## Oakland Mills Board of Directors Meeting Agenda

**Board Members:** Jonathan Edelson, Chair, Bill McCormack Jr, Vice-Chair; Andrew Mark Fried, Architecture Chair, Paulette Pettiford-Thomas, Daniel Pierce; **Columbia Council Representative:** Karin Emery

**Tuesday, October 28, 2025**

**7:00 p.m. Hybrid Meeting**

**In-person at The Other Barn**

5851 Robert Oliver Place, Columbia, MD, 21045

**OR Online via Zoom\*\* (participation not guaranteed due to possible tech issues):**

### Join Zoom Meeting

<https://us02web.zoom.us/j/85496349120>

Meeting ID: 854 9634 9120

### One tap mobile

+13017158592,,85496349120# US (Washington DC)

## Oakland Mills Board of Directors

- |                  |  |                               |
|------------------|--|-------------------------------|
| <b>7:00 p.m.</b> | <p><b>Opening of Meeting (5 min)</b></p> <ul style="list-style-type: none"> <li>• Approve Minutes from October 14, 2025 Board Meeting</li> <li>• Approve Agenda for October 28, 2025 Board Meeting</li> </ul>  | Jonathan Edelson, Board Chair |
| <b>7:05 p.m.</b> | <p><b>Resident Remarks (3 minutes per resident, 10 minutes)</b><br/>Please note that meeting attendee's audio is muted. If you wish to participate in Resident Remarks please "raise your hand" which is one of the options available for participants and appears as an icon on the screen.</p> |                               |
| <b>7:15 p.m.</b> | <p><b>NEW BUSINESS</b></p> <ul style="list-style-type: none"> <li>• <b>Summary of 2025 Donation Requests, Discussion (15 min)</b></li> <li>• <b>Present for Review the EMC Committee, 2026 Election Guidelines Draft, 2026 Election Calendars, (15 min)</b></li> </ul>                           |                               |
| <b>7:45 p.m.</b> | <p><b>Board Chair Report (10 min)</b></p>  | Jonathan Edelson, Chair       |

<b>7:55 p.m.</b>	<b>Columbia Council Rep Report (10 min)</b>	Karin Emery, CA Rep
<b>8:05 p.m.</b>	<b>Village Manager Report (10 min)</b>	Brigitta Warren, Village Manager
	<ul style="list-style-type: none"> <li>• Operations Update</li> </ul>	
<b>8:15 p.m.</b>	<b>Committee Reports (20 min)</b>	
	<ul style="list-style-type: none"> <li>• <b>Architecture</b>, (5 min)</li> <li>• <b>Housing</b></li> <li>• <b>Open Space</b> (5 min)</li> <li>• <b>Public Space</b> (5 min)</li> <li>• <b>Tenant</b> (5 min)</li> </ul>	Andrew Fried, Chair Bill McCormack Jr, Chair Bill McCormack Jr, Chair Daniel Pierce, Chair Paulette Pettiford-Thomas
<b>8:35 p.m.</b>	<b>Board Bulletin Board</b>	
<b>8:40 pm.</b>	<b>Adjourn</b>	
<b>Upcoming Events</b>		Friday, November 21st, 10:30am to 11:15am
	Lively Arts for Little Ones Presents Mr. Jon	
	Jazz in the Mills Holiday Extravaganza featuring Lenny Robinson and the Jazz All-Stars	Sunday, December 7 <sup>th</sup> , 5pm to 8:30 pm

**Donation Requests Received****2025 2026 OMCA Fiscal Year (May 25-April 26)****Oakland Mills Expense Line for Donations in FY26 Budget: \$5000**

<b>ORGANIZATION NAME</b>	<b>AMOUNT</b>
Anti-Racist Education Alliance, Inc	\$5000
Howard County Community College	\$ 500
Luminus Network	\$1500
Oakland Mills High School	\$1500
Oakland Mills Hs Howard Cty. Conservancy Youth Climate Institute	\$ 200
OMHS Fine Arts Boosters	\$10,000
OMMS PTSA	\$2500
SFES PTA	\$1100
The Village in Howard	\$1000
THES PTA	\$1000
TSES PTA	\$ 800

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**Request Total: \$25,100**

Summary of requests, detail in attached donation requests from organizations:

**ANTI-RACIST EDUCATION ALLIANCE, INC. – \$5000** - The Anti-Racist Education Alliance, Inc. will be partnering with Gardyn-Doulah, LLC to design and implement a mindfulness community garden behind Stevens Forest Elementary School. The money requested will be used for “seed” money to purchase the materials and labor needed to start the garden. Our projected completion date is summer 2026.

**HOWARD COMMUNITY COLLEGE EDUCATION FOUNDATION DUELING DRAGONS - \$500** – will support the HCC Educational Foundation by making a **\$500** contribution to the Fueling Dragons – Food Pantry. Your contribution will:

- **Prevent Student Withdrawals:** We can buy food items for students to help avoid hunger leading to academic setbacks, and maintain enrollment by providing food and essentials for immediate relief.
- **Enhance Student Success:** Stability enables students to focus on their studies and achieve academic excellence.
- **Strengthen Our Community:** By investing in our students, we are investing in the future of our community.

**LUMINUS NETWORK – \$1500** - In recognition of the dire needs of the immigrant communities in Oakland Mills. Every dollar you give to Luminus Network, Inc. makes a real difference in real people's lives. Funds contributed will continue to underwrite our work in Oakland Mills.

**OAKLAND MILLS HIGH SCHOOL - \$1500** - At Oakland Mills High School, we want to support our students' success while they're in our classroom and when they are on their own. Since losing HCPSS-provided planners, we have encouraged students to use their phones to organize their assignments and homework. Phones are now prohibited during instructional hours of 7:50am-2:35pm, so we are down two different means of organizing tasks. **\$1,400** is needed to cover the bulk rate cost of the planners (\$1.25 each) for students.

Additionally, we have dozens of bulletin boards throughout the school building that communicate events and deadlines, as well as scholarship opportunities or fun "break break" information. We need **\$100** to buy bulletin board supplies.

**OAKLAND MILLS HS HOWARD CTY. CONSERVANCY YOUTH CLIMATE INSTITUTE - \$200** – The requested funds will be used to provide scholarships for members' YCI chapter dues and to offset the costs incurred as the students develop and implement their capstone projects.

**OAKLAND MILLS HS FINE ARTS BOOSTERS - \$1100** – Request to be used for a variety of things, including travel expense for events like String-a-Palooza, Adjudication and Assessments, etc., uniforms, sets and costumes for theater productions, instruments, publications, training visits from Master Clinicians, etc. This year, FAB is raising money to support significant improvements to our outdated sound system. A donation of \$10,000 would go far in helping our performing arts students excel, but any amount you are able to donate to FAB would be greatly appreciated and could make all the difference in the high school experience for our talented performing artists.

**OAKLAND MILLS MS PTSA - \$2500** We are humbly requesting that OMCA grant \$2,500 to the OMMS PTSA to support scholarships and cost reductions for our students in 6th, 7th and 8th grade. With this grant, we envision supporting field trips, specifically:

- immersive experience trips taken by students in both French and Spanish classes;
- a trip to the Medieval Times experience in Arundel Mills to support the Geography curriculum (we specifically need \$1000 to ensure all students can attend this trip);
- Music in the Parks at Hershey Park (a very expensive trip, but one where OMMS always has a spectacular performance and won first place in ALL categories last year); and
- a trip to the Shakespeare theater to support the English/Language Arts curriculum.

**STEVENS FOREST ELEMENTARY SCHOOL PTA - \$1100** request to support our community-wide enrichment programs and events at our school. These PTA-sponsored programs include: our annual **STEAM Night** and fall and spring **Art Nights**, among other events that we host during the school year.

**THE VILLAGE IN HOWARD - \$1000** – The Association of Community Services has selected TVIH to participate in its first Capacity Building Cohort project. As part of TVIH capacity-building efforts, we need to adopt a paid volunteer coordination effort.

**THUNDER HILL ELEMENTARY SCHOOL PTA – \$1000** - The purchase of indoor recess and STEM activities for children in all grades.

**TALBOTT SPRINGS ELEMENTARY SCHOOL PTA - \$800 - Winter Eagle Shop**—is something we're especially excited to bring back after a successful debut last year. The Winter Eagle Shop is tentatively scheduled for Thursday, December 11th. Last year's event included a low-cost family dinner, a free winter craft activity, and a "holiday mart" where students could purchase small gifts for loved ones. It was a joyful evening that allowed families to connect, relax, and celebrate together without the stress of preparing dinner or spending too much. For many of our students, it was a meaningful opportunity to participate in holiday traditions in an inclusive and supportive environment.

**Donations Approved by OMCA Board through April 2025**

	<b>2022-FY23</b>	<b>2023-FY24</b>	<b>2024-FY25</b>	<b>4/1/2025-FY25</b>	<b>Donation Requests 10-15-25</b>
<b>Anti-Racist Education Alliance, Inc.</b>					<b>\$5,000.00</b>
<b>Columbia Housing Center</b>				\$450.00	
<b>Howard County Community College</b>					<b>\$500.00</b>
<b>Luminus Network</b>			\$200.00	\$800.00	<b>\$1,500.00</b>
<b>OMHS</b>		\$1,000.00			<b>\$1,500.00</b>
<b>OMHS Fine Arts Boosters</b>	\$2,000.00	\$1,500.00	\$1,400.00	\$1,000.00	<b>\$10,000.00</b>
<b>OMHS Howard County Conservancy Youth Climate Institute</b>			\$150.00		<b>\$200.00</b>
<b>OMHS PTSA</b>	\$1,000.00				
<b>OMMS PTSA</b>		\$1,000.00	\$900.00	\$1,000.00	<b>\$2,500.00</b>
<b>OMU Oakland Mills United</b>	\$750.00	\$200.00			
<b>Rebuilding Together</b>			\$200.00		
<b>SFES Battle of the Books</b>		\$100.00		\$300.00	
<b>Stevens Forest PTA</b>	\$1,000.00	\$500.00	\$650.00	\$450.00	<b>\$1,100.00</b>
<b>The Village in Howard</b>		\$200.00	\$200.00		<b>\$1,000.00</b>
<b>THES PTA</b>		\$500.00	\$650.00	\$500.00	<b>\$1,000.00</b>
<b>TSES PTA</b>			\$650.00	\$500.00	<b>\$800.00</b>

<b>Total</b>	<b>\$4,750.00</b>	<b>\$5,000.00</b>	<b>\$5,000.00</b>	<b>\$5,000.00</b>	<b>\$25,100.00</b>
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**Election Monitoring Committee Members  
2026 Elections**

Louis Barbier  
Charlotte Cook  
Anita M Long  
Margaret Merritt  
Ginny Thomas

DRAFT

# 2026 Oakland Mills ELECTION CALENDAR

This calendar is based a **non-contested** Election for BOTH OM Board and Columbia Council Representative (CCR).

- Tues. Nov. 11** Election Committee members appointed
- Tues. Nov 25** 2026 Election Guidelines approved by the Oakland Mills Board
- Tues. Feb. 10** 9:00 a.m. “Candidate Packets” available online. and, if requested, a hard copy may be obtained by sending an email to [manager@oaklandmills.org](mailto:manager@oaklandmills.org).
- TBA** 5:00 p.m. Columbia Association Candidate Info Night (Virtual)  
(for those running for CA Board).
- Wed. Feb. 18** 6:30 p.m. **Information Session on Serving on OM Board/CCR. (@The Other Barn)**  
Learn more about serving on the Oakland Mills Board or as a Columbia Council Representative.
- Fri. March 6** 4:00 p.m. “Candidate Application” due.  
Candidate Application can be submitted on or before March 6th at 4:00 p.m. by email to [manager@oaklandmills.org](mailto:manager@oaklandmills.org). Staff member will be at The Other Barn on March 6th until 4:00 p.m. for those who would like to hand deliver the candidate application.  
**Drawing of names to determine placement order on the election ballot**
- Mon. March 9** **Candidate Statements due - statements must be sent by email to both [manager@oaklandmills.org](mailto:manager@oaklandmills.org) and [office@oaklandmills.org](mailto:office@oaklandmills.org).** Statements are expected from all candidates, regardless of whether the election is contested or non-contested.
- April 1 – April 25** Oakland Mills Covenant Advisor will inspect each Board candidate’s property and issue either a Letter of Covenant Compliance or a Letter of Non-Compliance. (Refer to By-Laws and Covenant Compliance Policy in the Board Candidate Packet.)
- Tues., April 21** **OMCA Board confirms appointment of candidates as Board members and CCR for the 2026-2027 Board Term.**
- May 1, 2026** **2026-2027 Board and CCR Term Begins**



## 2026 Oakland Mills ELECTION CALENDAR

This calendar is based on a **contested race** for either OM Board or Columbia Council Rep. (CCR)

- Tues. Nov. 11** Election Committee members appointed
- Tues. Nov 25** 2026 Election Guidelines approved by the Oakland Mills Board
- Tues. Feb. 10** 9:00 a.m. “Candidate Packets” available online. and, if requested, a hard copy may be obtained by sending an email to [manager@oaklandmills.org](mailto:manager@oaklandmills.org).
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- Fri. March 13** **First Financial Contribution Disclosure Statement due**
- April 1 – April 25** Oakland Mills Covenant Advisor will inspect each Board candidate’s property and issue either a Letter of Covenant Compliance or a Letter of Non-Compliance. (Refer to By-Laws and Covenant Compliance Policy in the Board Candidate Packet.)
- Late March/  
Early April** **Election Newsletter w/Ballot to be mailed to every OM property, single family home, townhome, condo, and apartment. Online voting opens once residents receive newsletter with ballot/pin number.**
- Tues. April 7** 7:00 p.m. to 8:30 p.m. **Election Forum – Hybrid Forum (virtual and in-person).** Link for Forum:
- Fri. April 10** **Second Financial Contribution Disclosure Statement Due**
- Sat. April 25** 8:30 a.m. to 5:00 p.m. **Voting at The Other Barn\***  
**\*Members of the association who are eligible to vote have the option of voting one of three ways: online (details to be included in election mailing), by absentee ballot, or in person on election day at The Other Barn.**  
All ballots postmarked on or before April 24, 2026, and received by April 29, 2026 will be counted. Online voting will end on April 24, 2026 at noon.
- May 1, 2026** **2026-2027 Board and CCR Term Begins**

## **OAKLAND MILLS COMMUNITY ASSOCIATION, INC. ELECTION GUIDELINES AND REGULATIONS**

Village Elections are officially guided by Article VIII, Section 8 of the By-laws. In addition, tradition, experience, and press deadlines contribute to the effective administration of an annual election. These rules and regulations draw from the By-Laws and past elections to serve as guidelines for the Village Board, the staff, and the Election Monitor Committee before, during, and after the village elections. The procedures are described according to the timeline of the election activities.

The Board of Directors of the Oakland Mills Community Association (OMCA) affirms their great appreciation for and confidence in the Oakland Mills Election Monitoring Committee (EMC). The OMCA Board confirms that Oakland Mills continues to adhere rigorously to fair election standards and established guidelines. These guidelines are finalized by the EMC and approved by the OMCA Board prior to each year's OMCA election day. After finalization, the guidelines for that election day cannot be altered or amended.

At its discretion and based on village, county, state, or federal circumstances, the Oakland Mills Board of Directors may decide that village elections will be held remotely (partially or fully). This would include the authority to provide for online voting and mail-in ballots, cancel on-site voting and on-site ballot counting, and cancel on-site election events.

All questions regarding the elections should be directed to the Election Monitor Committee Chair(s).

### **GOALS**

The following major goals have been identified in administering village elections:

1. The election should be fair and be perceived as fair by the establishment of clear procedures.
2. The election procedures should encourage potential candidates to run in the election and encourage people to vote.
3. Elections should be efficient and run at a reasonable cost.

### **Non-Contested Election**

In 2016 the Members of the Association passed a by-law amendment stating that if the number of candidates for the Board of Directors was equal to or less than the number of open seats, those candidates who submitted a valid candidate application and met other criteria required for holding a seat on the Board of Directors would be deemed elected with the one-year term of office beginning May 1. The members also passed a by-law amendment stating that if the number of candidates for the Columbia Council Representative seat was equal to or less than one candidate, that candidate who submitted a valid candidate application and met other criteria required for holding the Oakland Mills seat on the Columbia Council would be deemed elected, with the one-year term of office beginning May 1.

If both races are non-contested, there will be no election held. An election will be held if either or both races are contested.

## "ELECTION ADMINISTRATIVE RULES AND REGULATIONS"

### I. BEFORE ELECTION

#### A. Selection of Election Monitor Committee and Chair

1. Appointment by Village Board
  - a. The Village Board is responsible for appointing the Election Monitor Committee by Jan. 31. The Committee will number at least 5 people.
  - b. The Chair(s) of the Election Monitor Committee is appointed by the Village Board.
2. Duties and responsibilities of Election Chair(s) and Committee
  - a. The chair(s) must be completely familiar with the rules and regulations of the election. The chair works very closely with the Village Manager to ensure that the By-Law requirements are met and that all duties are performed. However, it is the chair's ultimate responsibility to the Oakland Mills Village Board that the election conforms to the By-Laws and that all deadlines as required by the By-Laws are met.
  - b. The chair(s) or chair's designee is responsible for explaining the rules and procedures of the election to all candidates. Candidate packets are prepared by village staff and made available to candidates.
  - c. The committee coordinates Candidates' Night/Candidates' Forum, and the chair or chair's designee(s) traditionally serves as moderator.
  - d. The committee is responsible for training poll workers. It is particularly important that all poll workers clearly understand how to determine voting eligibility, how to read the voters lists, and how to handle special problems.
  - e. The Village Manager, chair(s), or chair's designee prepares all material needed for counting ballots. The chair(s) or chair's designee is responsible for validating or not validating all "irregular" ballots received.
  - f. The chair(s) or chair's designee acts as spokesperson for the Committee and, after the election, is responsible for compiling final election results, handling challenges to the election, and submitting an election report to the Village Board.
3. Personal qualities of Election Chair(s)
  - a. With the duties and responsibilities of this position also comes the need to handle pressure and, sometimes, confrontations with people who have personal investments in the election results. The chair's style of dealing fairly and authoritatively with candidates and volunteers is critical for a fair election.
  - b. It is preferable that the chair(s) have previously worked on the Election Monitor Committee.

#### B. Schedule for Election

1. Setting Election Day

The Village Manager is responsible for setting the date of the election with other Village Managers so that elections are held simultaneously throughout Columbia. Election Day will be Saturday **April 28, 2024**.
2. Setting election schedule
  - a. The Village Manager prepares an election timetable based on the By-Law requirements after the Election Day is established. Important dates are outlined below:
    - April: required month for village elections
    - By Jan 31: appointment of Election Monitor Committee and the election chair

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- 45 or more days prior to election: begin accepting candidate applications
- 45 or more days prior to election: eligibility date for members in good standing
- 30 or more days prior to election: finish accepting candidate applications; deadline date for candidates' statements established by EMC
- Within 10 days of the deadline for receipt of candidate statements, publish candidate statements online and post at The Other Barn.
- All Online voting will end at noon on Friday, **April 254, 20256**.
- All mail-in ballots must be postmarked on or before **April 254, 20256** and received by **April 3029, 20256**.
- 5 days after posting of election results: deadline for written challenges to elections
- Within 5 days of receiving a challenge: Election Monitor Committee will meet
- 5 days after election or until disposition of any challenge: chair will hold ballots
- By **May 132, 20265** results: certify election

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- b. The Village Manager will consider the need for transition time between the election of Village Boards and their taking office on May 1 to allow time for challenges to take place and for the election results to be accepted by the Board.

**C. Candidate Application** – In 2021 Members of the Association approved a by-law amendment to **Sections 8.02 and 8.03 of the Oakland Mills Community Association By-Laws**. The By-Law amendment eliminates the requirement for submitting a nomination petition and adds the requirement to submit a candidate application. The candidate can submit only one application, either for the Oakland Mills Board of Directors or for the Columbia Council Representative.

**Members of the Association – OMCA Articles of Incorporation, Article EIGHTH (approved by the members of the Association on July 28, 2017):**

The Affairs of the corporation shall be managed by at least (5) directors, all of whom shall be members of the Association as of the date of their election and through their entire term. If a director ceases to be a member before that director's term expires, that director's seat shall be considered vacant and the remaining members of the Board of Directors may fill that position pursuant to the procedures provided herein and in the By-Laws.

**OMCA By-Law Change, Section 2.03 (approved by members of the Association on April 29, 2017):**

**Section 2.03 – Change the title to: Election and Removal of Directors**

**Section 2.03 – Add the following sentence to the end of the paragraph:**

If a director is no longer a member of the Association before the expiration of that director's term, the Board of Directors may remove that director from office and appoint a successor.

1. Preparation

Each candidate application shall show the full name and address of the candidate, their signature, and the office they are seeking. A candidate whose name is on a lease must submit a copy of the lease along with their candidate application. This will be kept in confidence and only used to validate the

candidate's address.

2. Validation

A member of the Election Monitor Committee will declare the candidate's application valid when the requirements of section Preparation 1 are met.

**The following resolution was passed by the Oakland Mills Board on February 28, 2017 and effective immediately:**

To ensure that Oakland Mills residency can be established for candidates for the Oakland Mills Board of Directors and the Oakland Mills Representative to the Columbia Council, the Oakland Mills Election Monitoring Committee will adopt the following criteria to establish the residency of candidates, effective as of the 2017 election cycle:

- The election committee will perform a State Department of Assessments and Taxation (SDAT) online search to confirm candidates claiming property ownership in Oakland Mills.
- If the election committee is unable to confirm ownership, or if the candidate leases property in Oakland Mills:
  - Candidates will present to a member of the committee a valid and current government-issued identification including a driver's license, state identification card, passport, or other state or federal government issued identification displaying the candidate's name, photograph, and home address.
  - Candidates will present to a member of the committee a signed original, current lease or deed with candidate's address, valid dates, and signature(s).
  - Candidates will present to a member of the committee a current (issued within one month of the election filing date) utility bill for services at a fixed address that includes candidate's name and address (e.g., landline telephone, gas, electric, water, cable bill)
  - Address on each of the three documents presented should match to establish residency at that address.

The election committee will develop a process and check sheet to ensure each candidate meets these criteria and will return rather than retain the documentation to the candidate for protection of privacy after two election committee members review the documentation. The election committee will determine whether the candidate for the Columbia Council has Oakland Mills residency and whether the candidates for the Oakland Mills Community Association Board of Directors have Oakland Mills residency, per the OMCA by-laws, and report to the Village Manager and sitting Board of Directors prior to finalization and printing of election ballots.

**D. Election Information Packets** – Election Information Packets can be viewed and downloaded from the Oakland Mills [website](#) or available at The Other Barn. Email [manager@oaklandmills.org](mailto:manager@oaklandmills.org) to obtain a hard copy of the packet.

1. Preparation and distribution of packets
  - a. The Village Manager and Village Staff are responsible for the preparation of election information packets for candidates.
2. Contents of information packets

- a. The information packets shall include, for Columbia Council Representative:
  - 1) CA Articles of Incorporation and By-Laws
  - 2) Calendar of Important Columbia Association Board of Director meetings/events
  - 3) All of the following:
- b. For Village Board:
  - 1) Village Articles of Incorporation and By-Laws
  - 2) Election Guidelines and Regulations
  - 3) Calendar for election
  - 4) Recent copies of the e-newsletter.
  - 5) Other information about the village as prepared by the Village Manager.
  - 6) Association Approved Budget
  - 7) Candidate Application
- c. The Village Board appoints the members of the Architectural Committee. It has been the practice in Oakland Mills that the Village Board appoints itself as the Architectural Committee. Information regarding Board Member architectural covenant compliance shall be included in the election packet.

**E. Candidates' Statements**

- 1. Length - Candidates' official statements must be 150 words or less. All words in excess of 150 will be deleted from the statement. Statements will be published exactly as submitted by the candidate.
- 2. Publication
  - a. Complete statements are published on the oaklandmills.org website and in The Other Barn lobby 10 days after the date for candidate statements to be submitted.
  - b. The statements shall be posted on the Oakland Mills website, in the lobby of The Other Barn, and on the front door of The Other Barn.

**F. Financial Contribution Disclosure Statement**

Candidates for the Oakland Mills Board of Directors and The Oakland Mills Columbia Council Representative will be asked to voluntarily provide "Candidate Financial Contribution Disclosure Statements" for the 20256 Oakland Mills Community Association Election.

Candidates will list the name of the contributor and the amount of contribution received. The disclosure statements are not required this year, but all candidates are encouraged to submit such statements.

Two simple forms are included in the Candidate Packet, and candidates will be asked, not required, to submit the first form on March 14, 3, 20256 and the second form on April 14, 20256. The reports, as submitted, will be posted on the Oakland Mills website ([oaklandmills.org](http://oaklandmills.org)) through the conclusion of the election.

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**G. Volunteers for Election Day**

- 1. Recruiting
  - a. The Village Manager is responsible for recruiting workers to staff the polls on election day.
  - b. The Election Monitor Committee chair or a member from the committee is

responsible for the supervision of poll workers on election days and for answering their questions during election hours.

2. Training

- a. Each poll worker must be specifically trained.
- b. Poll workers should be asked to arrive at least 10 minutes before their shifts begin to review and observe procedures.

#### H. List of Eligible Voters

1. Acquiring voters list

- a. The Village Manager is responsible for securing a list of eligible voters according to the Village By-Laws.
- b. The list of property owners shall be obtained from the CA assessment office.
- c. The list of apartment tenants shall be a list of apartment dwelling units, not residents of the units, for each apartment complex.

2. Format of list

- a. Two lists of property owners should be available at the polls, one printed out in alphabetical order by owner, one by address. Both are important to validate all possible ballots.
- b. A current list of apartment dwelling units must be available.

**I. Online Voting** – On November 9, 2021 the Oakland Mills Board of Directors approved the option to **allow online voting** for Oakland Mills village elections. Voter eligibility remains the same, and a voter can choose to vote in advance **EITHER** online or by mail-in ballot, OR vote in person on election day.

**Only one form of voting will be accepted: either online, mail-in, or in person. If multiple ballots are received from the same address, NO ballots from that address will be counted.**

Oakland Mills will use an outside company to tabulate online voting. All votes are anonymous, whether cast online, mail-in, or in-person. The OMCA election chair(s) will receive from the company that handles online voting a list that shows the address of the property that voted. At the conclusion of online voting, OMCA will also receive a spreadsheet that lists all votes cast. OMCA will not receive any information that identifies how a particular property voted, as the voting spreadsheet will be anonymized. No one from the company handling Oakland Mills elections will be a member of or affiliated with the Oakland Mills Community Association in any way beyond the provision of online voting services.

#### J. Regular and Mail-in Ballots

1. Preparation

- a. The Village manager and village staff are responsible for the preparation of all ballots.
- b. The order of candidate names on the ballot is determined by lottery at the time that the candidate applications are verified. Names are “drawn” by an election committee member with either another member or OMCA staff member present, in person or electronically, to verify order drawn. Names will be listed on the ballot according to the order that they were drawn.

2. Mail-in ballots: mail-in ballots are available as provided by the By-Laws.
  - a. **Each ballot will contain an online voting pin specific to the property address.** The code should be used to vote online and can only be used one time. Once the online vote is cast, it cannot be deleted or changed. **If a property casts an online vote and also sends a mail-in ballot and/or votes in-person, no vote will be counted.**
  - b. The ballot will be enclosed in the election mailing and can be used as a mail-in ballot if the voter chooses to vote by mail-in ballot.
  - c. If choosing to vote by mail-in ballot, the ballot should be submitted by mail in the return envelope provided by the village. The Election Committee shall accept mail-in ballots postmarked on or before **April 254, 20256 and received by April 3029, 20256.**
  - d. The return envelope flap of the mail-in ballot shall have space for the sender's Oakland Mills address and a check box indicating that the sender is an owner or lessee. By checking the box, the sender shall attest to the fact that they are a valid property owner or valid lease holder at the address listed on the return envelope flap.
  - e. Oakland Mills has a joint Business Reply Mail account with other Columbia villages. All mail-in ballots are sent to the Wilde Lake Community Association and held securely by the Wilde Lake Village Manager. The Oakland Mills Election Monitor Committee Chair(s) are authorized to obtain Oakland Mills sealed ballots from Wilde Lake and keep the ballots in their possession for validation and counting.
3. Procedures for validating ballots
  - a. Ballots will be validated by the Election Monitor Committee.
  - b. Under the authority of the Election Monitor Committee Chair(s), mail-in ballots will be validated only on election day. On election day or during the five days thereafter, all ballots shall be validated and counted.
  - c. All mail-in ballots postmarked by **April 254, 20256** will be accepted if received by **April 3029, 20256.**
  - d. Should a resident not receive a newsletter/ballot in the mail, he/she may come to The Other Barn to pick one up. The resident may complete the ballot, insert it into provided envelope, seal the envelope, complete the address and signature portion on the outside of the sealed envelope containing the ballot, and drop the sealed envelope with the ballot in the locked blue ballot box. The ballots that have been dropped into the blue ballot box will be kept in the locked box until **April 265, 20256**, election day. Upon completion of all voting at 5 pm on election day, these ballots will be removed and validated by the EMC and counted.

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**Please note, residents may only vote online with the ballot/pin number they received in the mail.**

**K. Campaigning** - Candidates' volunteers who serve in any capacity for Oakland Mills Community Association as elected members or as volunteers (with the exception of the members of the Election Monitor Committee) can actively campaign for or against candidates. **This must be done separately from their volunteer roles for the Association.**

**Campaign Signs and Campaigning:** The Oakland Mills Election Monitor Committee

will follow the Howard County Sign Code as it pertains to sign codes and the Oakland Mills Architectural Guidelines.

- Here is a link to the Howard County Sign Code:
- [https://library.municode.com/md/howard\\_county/codes/code\\_of\\_ordinances?nodeId=HOCOCO\\_TIT3BU\\_SUBTITLE\\_5SI](https://library.municode.com/md/howard_county/codes/code_of_ordinances?nodeId=HOCOCO_TIT3BU_SUBTITLE_5SI)
- Here is link to the Oakland Mills Architectural Guidelines:  
[https://oaklandmills.org/wp-content/uploads/2017/09/Guidelines\\_04-25-17-revision\\_Final-Approved-Version-FINAL-TO-USE-FOR-WEBSITE.pdf](https://oaklandmills.org/wp-content/uploads/2017/09/Guidelines_04-25-17-revision_Final-Approved-Version-FINAL-TO-USE-FOR-WEBSITE.pdf)

Additionally, no campaign signs are permitted on Columbia Association property. CA properties in the Oakland Mills village center area are the Ice Rink, The Teen Center, The Other Barn, sidewalk/courtyard in front of and around all facilities, and the parking lot behind Dunkin' where the police office is located. Additionally, it is recommended that candidates contact Klein Enterprises (owners of the Oakland Mills Village Center) for permission to campaign in the village center. Candidates can contact Klein Enterprises property manager. Contact the village manager for Klein's property manager contact information.

Individual store owners should be contacted for any type of campaigning within the stores.

The Oakland Mills Board of Directors has no role in the manner in which candidates choose to campaign.

## II. DURING THE ELECTION

**\*Please note that if a decision is made to cancel or alter on-site voting, some of the provisions below will not be applicable and all ballots will be cast online, received by mail, or placed in the secure box affixed the front exterior wall of The Other Barn.**

### A. Voting Time and Place

1. Location  
Voting takes place at The Other Barn, 5851 Robert Oliver Place, Columbia, and possible other locations at the discretion of the EMC.
2. Hours for polls to be open:  
In order to encourage voter turnout, polls *may* be open Friday hours as well as Saturday hours. **Voting in 20242026 will take place at The Other Barn on Saturday, April 26~~5~~, 202~~56~~ only from 8:30 a.m. – 5:00 p.m.**
3. Visibility and location of polling sites
  - a. Voting tables should be in a clear, obvious place, not obstructed by other special events or displays.
  - b. People setting up poll sites should be aware of the electioneering boundaries.

### B. Who Can Vote

1. Owners of property in Oakland Mills and tenants with a lease on property in Oakland Mills
  - a. If a property is jointly owned, the voting right is jointly held, so only one vote may

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- be cast.
- b. If a "fee simple" lot, condominium or cooperative unit is leased to a tenant, the tenant is also entitled to cast one vote per unit.
2. Eligibility and identification
    - a. A member who has resided in Oakland Mills at least 45 days prior to the election is eligible to vote. The actual date is set by the Election Monitor Committee.
    - b. For on-site voting only: A member will be considered eligible to vote if they can present identification showing that they rent and/or own at an address subject to Columbia Association assessment within Oakland Mills Village. On-site voters who do not have identification with them will be asked to sign a form providing their name and address and attest to the fact that they are an Oakland Mills property owner or valid leaseholder.
    - c. For mail-in voting only: The mail-in ballot envelope flap shall have space to attest to voter eligibility.
    - d. The election mailer shall include voter eligibility and identification requirements.

**C. Voters Lists and Procedures for Validating Ballots at the Polls**

Online voting will close at NOON on **April 254, 20256**. Prior to the opening of polls on **April 265, 20256** at 8:30 a.m., the Election Committee will receive from the company a list of all properties that voted online. **Only one form of voting will be accepted. If a property submits multiple ballots, whether online, by mail, or in person, NO ballots will be counted for that property.**

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1. Voters lists
  - a. There should be at least two poll workers and poll workers will determine the best method to efficiently verify voter information utilizing voter lists and apartment dwelling lists.
2. Validation of property owners
  - a. After showing suitable ID, property owners whose names are on the voters list will be checked off by the poll worker. A ballot will then be issued to them. (See 2b above for those who do not have ID.)
  - b. After showing suitable identification, property owners **whose names are not on the voter lists** will place their ballots in a cover envelope with their name and address on the outside, and the ballot, in the envelope, will be placed in the ballot box.
  - c. After showing suitable ID, an apartment tenant will be checked off the apartment unit at the appropriate address. Apartment tenants will also be asked if they have lived at the address for at least 45 days. (See 2b above for those who do not have ID.)

**D. Electioneering**

1. Electioneering boundaries
  - a. There shall be no electioneering within the area established annually by the Election Monitor Committee. Boundaries established for **20256** are:
    - **No electioneering may take place** inside The Other Barn or inside the courtyard or on the sidewalk area directly in front of, on the side, or behind The Other Barn (except as outlined below) or the parking lot on the side of The Other Barn or the parking lot in the rear of The Other Barn.
    - **Electioneering may take place** in front of and behind the CA Youth & Teen

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Center and on the sidewalk in front of the Courtyard up to the end of the Courtyard fence where the sidewalk leads to the handicap door of The Other Barn and the same area behind the Courtyard. **Electioneering may also take place** to the left of The Other Barn (when looking at the building from the street) on the section of the sidewalk abutting Robert Oliver Place and in front of the grass area.

- Candidates may not stand under the canopy in front of The Other Barn entrance doors.
- Candidates and their supporters must adhere to all electioneering boundaries.
- No electioneering means that no canvassing, electioneering, campaigning, or posting of any campaign material is permitted within the zone. "Posting of any campaign material" includes wearing any article of clothing, hat, sticker, or button that indicates support of or opposition to any candidate, question, or political party.

**However**, electioneering does not apply to a voter going to vote in his or her polling place. A person on his or her way to vote may wear campaign paraphernalia or carry, but not distribute, campaign literature. He/she must leave the voting zone promptly after voting.

- b. Poll workers should take care to remove any electioneering hand-outs from the voting tables and from anywhere else in The Other Barn

## 2. Violations

- a. The Election Monitor Committee chair(s) or their designee is responsible for warning candidates and their representatives if they electioneer within the electioneering boundary.
- b. If a serious problem results, the Election Monitor Committee should document the violations in writing and may recommend that the Village Board invalidate the election.

## III. AFTER THE ELECTION

**Election results shall be provided to the community on or after April 30<sup>29</sup>, 2025<sup>6</sup>, which is the deadline for receiving mail-in ballots.**

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### A. Vote Count

1. Setting up for the vote count
  - a. Members of the Election Monitor Committee and assigned helpers shall count the in-person ballots. The chair is responsible for the smooth processing and counting of the ballots.
  - b. The vote count shall be held in a room separate from post-election socializing.
  - c. Candidates (and/or their representatives) are permitted to be present in the counting room, but they may not verbally question the counting or any other election procedures. If they have any objections to the procedures, they must submit a written challenge. **If the election vote counting is held remotely, there will be no option to observe vote counting.**

### 2. Preparation and validation of ballots

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- a. All ballots will first be scanned to ensure none has more than 7 votes cast for

- Village Board slots and no more than 1 vote cast for Columbia Council Representative. If part of the ballot is invalid, only the invalid section will not be used in the count.
- b. The Election Monitor Chair will then determine the validity of the ballots that were cast by voters who were not on the voter list. (Ballots were placed in sealed envelopes.)
3. Counting the ballots
    - a. The ballots are divided into piles of up to 40 ballots, and each pile of ballots is assigned to two counters.
    - b. Each counter records ballots on a counting grid. The grid shall be numbered vertically from 1 to 40 and have candidates' names across the top. Each ballot shall be assigned a separate line.
    - c. Each counter counts one pile of 40 ballots on a separate grid. The two grids are totaled and compared for accuracy. If a discrepancy exists, the pile of 40 ballots shall be recounted until the discrepancy is resolved.
  4. Official election results - Official election results shall be released by the Election Monitor Committee Chair(s) after all mail-in ballots received by the deadline are counted.
  5. Challenge procedure
    - a. Challenges must be in writing or sent by email and submitted to the Election Monitor Committee chair within 5 calendar days after the release of the election results. After receiving a challenge, the committee shall meet within 5 days for discussion on the challenge and, if necessary, to make any recommendations to the Village Board.
    - b. The committee is not required to consider any challenges, unless they could affect the results of the election, until after the election is certified. The committee should then evaluate the election procedures and the complaint and make recommendations in the final report of the election.
  6. Certification of results
    - a. The Village Board shall certify, or invalidate, the election after reviewing the election report submitted by the Election Monitor Committee.
    - b. The committee must submit its report **by Tuesday, May 13, 2025**.

Dear Superintendent Barnes and Members of the Board of Education,

The Oakland Mills Community Association and the greater Oakland Mills school community have taken comfort in the prioritization of Oakland Mills High School renovations after years of deferral and hours of first-hand testimony from teachers and students about conditions within the building. We trust that its place in the priority order will be maintained to ensure that a building, described in an independent assessment nearly ten years ago as, “unable to provide a conducive learning environment to both students and staff,” will be renovated.

In the past couple of years, portions of the school, including science rooms and the media center have been closed due to mold growth. For one day, the entire school was closed due to a pipe break. The auditorium temporarily closed when raw sewage flowed into it. This is the experience students and teachers have in the building. Not only is it not conducive to learning, it’s prohibitive to learning when key rooms or the whole building must close.

Over the past two summers, the building has been closed for emergency HVAC repairs. Our understanding is these repairs are meant to keep a system going for a few more years until there can be a full renovation. That system was described in the assessment referenced above as: ““When originally deferred, this was a major HVAC renovation project; however, it has been nine years since the project was deferred. Current conditions at the school now require a full renovation. It’s not practical and cost effective to maintain the system any longer. Due to the fact that the system is old, obsolete and continues to be problematic we are unable to provide a conducive-learning environment to both the students and staff.”

That nine years of deferral is now 16 years and counting.

These emergency repairs, while potentially helpful, have not fixed all the problems. A few weeks ago when the weather was still warm, there was a mechanical failure in the system that has been under repair for two summers. The band/orchestra room dropped to the 50s and the teachers were worried the string instruments would crack. Meanwhile, another classroom hit 88 degrees. But you don’t need us to tell you that; you can verify it with Central Office because part of the emergency repair was to put monitoring devices in each room. You no longer have to rely on anecdotal information about the extremes in the building.

We also noted that OMHS was reassessed by the state out of cycle during the emergency repairs. While these repairs were desperately needed to keep the building habitable until it can be renovated, we hope this temporary fix to an ancient system followed by an out of cycle reassessment hasn’t produce a misleading facilities score for the building. The bottom line is that the core of the building opened in 1973 and has never in its history had a full systemic renovation. Every high school opened before OMHS has either had a full systemic renovation or replacement. A high school opened after OMHS has also had a full systemic renovation.

It has been time to take care of OMHS for years, as evidenced by the assessment done in the mid 20-teens. We can't push this out any longer.

Sincerely,

Oakland Mills Community Association Board of Directors

Cc: County Executive Dr. Calving Ball  
Howard County Council  
Howard County State Delegation

**Manager's Report**  
**Oakland Mills Community Association**  
**October 28, 2025**

**Allocation Formula**

- The next meeting will take place in the first week of November.

**Event Update**

- The New Resident/Volunteer Dinner will be held on Monday, November 3rd. The theme this year is BBQ, Beverages, and Bingo. RSVP's were due yesterday, 10/27.
- Lively Arts for Little Ones had its first performance of the season this past Friday, October 17<sup>th</sup> at 10:30 am featuring Mr. Boom Boom. There was a small, but interactive crowd. The next performance is on Friday, November 21<sup>st</sup> and features Mr. Jon and Friends. Tickets are on sale on Eventbrite.
- Amy has begun working on 2025 Holiday events and will be advertising soon.
- Jazz in the Mills Holiday Extravaganza will be held on Sunday, December 7<sup>th</sup> at 5 pm. Tickets are \$80 and are on sale on Eventbrite and at The Other Barn. Ticket purchase includes performance and a buffet dinner.

**FY27 Qtr. 2 Financials**

- The FY27 Qtr. 2 closeout will be delayed until December and will be presented for review and approval at the first meeting in January 2026. CA's Financial office has been notified of the delay.

**Sustainability Funds – Tree Planting**

- Danielle Tyeryar, Sustainability Manager from CA, has forwarded information regarding dates for the community tree planting. An email has gone this week to elicit community participation. The tree planting will take place on Friday, November 14<sup>th</sup> and Sunday, November 16<sup>th</sup> from 9 am to 12 pm near the Stevens Forest Pool.

**The Other Barn Rentals**

- We have finished our outdoor wedding season as of this past Saturday. We have a few events in the Loft for the months of November and December.

**Misc.**

- Ellen and I did the annual walkthrough of the facilities with Joshua Bennett and Oscar Carter and a few other CA staff. We went through each of Oakland Mills' facilities and reviewed any issues that may need to be addressed, both short term and long term.
- Review the 2026 OMCA Holiday Closing Calendar.

**Oakland Mills Community Association**  
**2026 Holiday Schedule – Office is closed on the holidays listed below.**

Thursday, January 1	New Year's Day
Monday, January 19	Martin Luther King Jr. Day
Monday, February 16	President's Day
Monday, May 25	Memorial Day
Friday, June 19	Juneteenth
Friday, July 3	Independence Day
Monday, September 7	Labor Day
Thursday, November 26	Thanksgiving Day
Friday, November 27	Day after Thanksgiving
Friday, December 25	Christmas Day

Floating Holiday

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**Floating Holiday**

May be used at the employee's discretion with the prior approval of the Village Manager and must be taken by 12/31/26 or lost!

11 Days off which includes one floating holiday to be used by 12/31/2026 for those employees who receive vacation/holiday benefits.

Employees who do not receive holiday/vacation benefits (less than 20 hrs/week) do not get paid when the office is closed for a **holiday unless they are eligible for and have accrued paid time off hours** and choose to use their accrued paid time off hours.

**IMPORTANT - PLEASE NOTE:** Employees should not plan to work during days that the office is closed for holidays unless there are extraordinary circumstances and employee has received prior approval from the village manager.

The office will be closed (non-holiday closing days) **Fri. Dec. 25, 2026 – Fri. Jan 1, 2027** (Fri. Dec. 25, 2026 and Fri. Jan 1, 2027 are observed OMCA Holidays. Employees who do not receive vacation/paid time off benefits will not be paid during the week the office is closed unless working a rental.

Other Barn will be open for rentals on most days of the year. Facility Assistants may be asked to work on days when "office" is closed.