

NOTICE:

Annual Meeting of Members, Oella Homeowners Association

Dear Oella HOA Neighbor,

It's that time of year again! The Annual Meeting of Members is upon us. The meeting will be held on **November 14, 2011 at 7:15pm in the Westchester Center main hall** on Westchester Ave. The board would like to thank everyone who attended or submitted proxy forms last year. We would like to encourage **every resident to participate** this year by attending the meeting or submitting a proxy voting form (included in this mailing). Last year we very nearly missed a quorum, and without a quorum no business can be conducted. Your one vote really does make a difference! To those who are new to Oella, this is a great opportunity **to understand the workings of the HOA, to ask questions, and to meet neighbors.**

Agenda. We will be discussing several important issues with the membership including:

- Approval of 2010 annual meeting minutes
- The 2012 dues and budget
- Restructuring of the Architectural Review Committee (ARC). Please see the announcement regarding the ARC below.
- Architectural design guidelines document
- Landscaping and Snow Deputies to monitor work needed in each area
- Limited management company services
- Open floor for resident input and questions
- Board elections (3 open seats)

We are requesting nominees to fill **3 open board seats**. The outgoing members are not seeking re-election. We would really like to see some **new faces**, and we would also like to see more participation from some areas including Lillie's Lane, Timber Point, Spring Street/Logtown/Stone Row, and Pleasant Hill/Herring Hill. Please complete an application and mail it (or drop it off) to OHOA Nominating Committee, c/o Amanda Lauer, 748 Oella Ave. Ellicott City, MD 21043 or email it to board@oellahoa.com. Your willingness to **serve the community** keeps us from having to pay people to do it (lawyers) and **ultimately saves everyone money!**

We are also asking people to serve as Landscaping Deputies. The time commitment is minimal. All you do is tell the Landscaping Captain when work is needed in your area, and she takes it from there. Email your interest to board@oellahoa.com.

Last, but far from least, we are eagerly seeking members for the newly reborn **Architectural Review Committee**. This year, at long last, the rights and responsibilities of architectural control have passed **entirely to the HOA**. As part of the agreement that effected this transfer, the Board is responsible for creating a new, permanent ARC to replace the current one. Our goal is to have that done by the end of the year.

We would like to have **five members** serve on the committee with terms of **three years**. The terms would be staggered, so some of the initial members' terms would end on the first and second years (2012 and 2013). We are open to all interested members of the HOA, but we will also consider qualified people who are *not* HOA members but would be valuable contributors. Therefore, we are asking not only for volunteers, but also for **recommendations** for anyone you believe would be an asset to the committee.

The main qualification we are seeking is a willingness to offer some time - typically a few hours per month - to help preserve our community's special character. In addition, we would very much welcome anyone with experience with or knowledge of any of the following areas:

1. historical preservation
2. design and architecture
3. building and carpentry
4. landscape architecture and design

These qualifications are not requirements, but our hope is to have at least one or two members with at least some of them.

We sincerely hope you will consider volunteering some of your time for any of these positions, or even persuading a neighbor or two to do so. The HOA is only as good as the people who volunteer to help.

Warm Regards,
The OHOA Board of Directors
board@oellahoa.com
www.oellahoa.com