

Hilltop Civic Association Meeting Minutes

July 4, 2018

Introduction and President's Message

Hilltop's annual Hilltop 4th of July brunch and meeting took place at Veronica and Gustavo's carport (11029) – our favorite spot. Gustavo mentioned that Ron Rose had worked hard to get the the ceiling of the carport painted in time. We had a very good turnout representing 19 households including 30 Hilltop adults, Coincidentally, this is exactly the same number of homeowners as last year.

President Ron opened the meeting and thanked Veronica and Gustavo for their generosity in allowing our community's 4th of July get-together to continue its tradition in their carport. He thanked Carol L., Hilltop's Social Committee Chair, and also other Board members for their contributions, and of course everyone for the delicious food.

This 4th of July was very special in that our community is now 50 years old. Eight original homeowners attended today's event. Ron also paid tribute to some of the former original homeowners who are now deceased (Ozzie and Lili Bermant, Bob Allgaier, Mike Leahy, Marvin Denicoff, Kenan's parents, Lannie and Marty, and Joe Fenton).

Cabin John Village, Parking, and Traffic

Ron has attended at least three meetings recently related to development at Cabin John Shopping Center (now named Cabin John Village). At two of these meetings, Nancy Allgaier accompanied him and on one, both Nancy and Donna attended with Ron. One meeting pertained to the signage changes for the shopping center. At the meetings, we objected to the use of lighted signs that the Edens company planned to put on the outside of the buildings facing Tuckerman Lane and Seven Locks Rd. They changed their plan so as to make the street-facing signs unlighted.

However, Ron noted that the two completed buildings violate the County code because they don't have windows facing the street. Windows are required to meet the Code requirement for "transparency." Ron reported this to the proper county authority and a Notice of Violation was issued by the Montgomery County Department of Permitting Services. One resident noted that trees had recently been planted to hide the electrical panels on the buildings.

There will be an expansion of around 70,000 square feet of retail space. But most disconcerting is the loss of 115 parking spaces from the current total of 1,030. A parking garage may someday be built in front of the Giant Food, but that is not currently planned.

Increased traffic in our area is also a major concern. Montgomery County maintains an Accident Database. On the streets around the shopping center (from Seven Locks and Coddle Harbor Lane to Tuckerman Lane and Angus Place) [there have been 40 accidents in 40 months. This high rate of one accident per month is unacceptable. Improvements have just been made to this

intersection. At our intersection of Seven Hill Lane with Seven Locks Rd. there have only been four accidents in 40 months and to our knowledge only one of those involved a Hilltop resident.

Montgomery Mall

A HUGE expansion is planned for this mall with about 200,000 square feet of additional retail space, several apartment buildings and a hotel. Sears will close in March, 2019 and a fitness club and other little stores are planned for that space. There will be three high rise buildings all together. Westfield wants to make the new space like the Pike and Rose development on the Rockville Pike.

Entrance Wall

After 50 years, the stone wall at the entrance to our community which was originally built by Hilltop's developer is starting to crumble. It needs pointing up with fresh mortar. Ron obtained one estimate of \$7,500 from the professional who recently built a stone retaining wall on his property. Dan Quinn, who does some of the landscaping for Hilltop has started in one corner of the wall. He did this in order to see how much work was involved and to be able to present an estimate. Although Dan does some building with stone, he said he prefers to do original work. His estimate was over \$6,000 and that does not include the necessary power washing and building of a scaffold to reach the high areas in the middle of the wall.

One homeowner suggested that we should obtain two additional estimates. If anybody can recommend a stone mason, please contact Ron Stern (703-861-4770).

Treasurer's Report

The treasury currently has a balance of \$5,610. Eight families have not yet paid. Lenny will contact them directly. These eight families usually do pay their dues. There are only two families who refuse to pay and have not paid for years. We will plan to pay for repairing the wall over a two-year period.

Elections

Next July we will have elections for new board members. Please contact Ron if you are interested in volunteering for any position on the board. There are openings for President

(Minutes recorded by Donna)