

**2007 Annual Report
Oella Homeowners Association**

2007 – The Year in Review

We would like to begin this annual review with an event that was held toward the end of the year: the 2007 Annual Membership Meeting. The attendance for the year's annual meeting was tremendous, with a crowd larger than we've seen in a long time. Thank you to all who attended the meeting and participated in the discussion. On the agenda for the evening was the election of new Board members. The Board initiated a more structured and organized ballot and procedure for this election, and this approach, while not perfect, seemed to be an improvement on past years' election process. Results of the balloting are as follows:

- 84 ballots were submitted, which is a 50% turnout
- 231 votes out of 252 available were cast
- 30 proxies submitted, which is 30% of the submitted ballots

We welcome newly-elected Board members Anne Altemus, Joe Greer and Toni Mullin.

Additional synopsis of progress:

1. The Board of Directors (BOD) has resolved to amend the communities Covenants, Conditions, and Restrictions (CC&Rs) in hopes of advancing more objective, unambiguous architectural standards, in addition to other CC&R provisions. Legal expenses associated with a proposed amendment of the CC&Rs are likely to be considerably higher than that to which the HOA has become accustomed. However, an evolution of this magnitude cannot be a 'do-it-yourself' undertaking. We will require expert advice and direction.
2. The Association is currently working under a 2004 Architectural Review Committee (ARC) Agreement between the HOA and the ARC, which was intended to facilitate transfer of control of the ARC to the HOA. Though Board V.P. Chris Innes attempted to create the necessary conditions for the transition, the transition process stalled due to the Board's concern over numerous outstanding issues and perceived inconsistencies in ARC handling of member requests. In the summer of 2007, support for the transfer agreement was withdrawn by the ARC.
3. Resignations of President Amanda Lauer and V.P. Chris Innes leave significant volunteer voids. We thank them for their leadership and service.
4. Much gratitude is extended to departing HOA Treasurer Larry Rodbard, who has saved the HOA in excess of \$18,000 in gratis accounting services. Overall finances are in excellent condition, including well funded reserves. The Board began the process of collecting competitive bids for accounting services to begin in FY08.
5. Thanks to Toni Mullin and contractor Neighborhood Lawn Care, our overall landscaping survived an otherwise dry 2007. The relatively dry and minimal snow of 2007 also permitted our related budget for those services to remain intact.
6. The Oella Mill looks like a million bucks, well, actual twenty eight million more precisely, according to developer Southern Management. Southern Management anticipates occupancies to begin near the middle of 2008. The Oella Board has initiated a series of specific inquiries relating to Mill management and resident interaction with our existing community.
7. Construction is well underway on the repair of Oella Avenue at Pleasant Hill Road. Anticipated opening is spring 2008. It certainly has been a long road!!

2008 – The Year Anew

As we are sending this to all well into the first quarter of 2008, we would like to add the following as a report on progress to date:

The 2008 Officers of the Board have been appointed:

- Richard Gambrell – President
- Anne Altemus – Vice President
- Kathy Tompkins – Secretary
- Toni Mullin – Treasurer

Other news:

1. Board member Joe Greer has been appointed as the Board's representative to the Architectural Review Committee.
2. The Board has appointed Steve Appler to a Board vacancy created by a resignation late last year.
3. UHY Associates has been retained as the Association accounting firm.
4. Steve Appler has kindly agreed to lead the effort to update and amend the CC&R's.

Where to find more news:

In addition, the BOD would like to remind all members of the availability of the HOA web site, which can be found at the following URL:

<http://www.oellahoa.com/page9.html>

The web site provides access to the BOD meeting minutes, ARC guidelines for members, the newsletter, email access to the BOD, and more, so please take a look.

The Oella HOA web site also includes a link to the Oella blog which is directly available at the following URL:

<http://www.oellahoa.blogspot.com/>

Together, these sites help each member stay informed of on-going happenings, and issues within the Oella community, and the Board. They are a great way for our members, to communicate with one another, and they are kept relatively current, so please be sure to check them often.

Notice for Dog Owners:

We have also been asked to remind all Oella dog owners of the Baltimore County Article 12 law and HOA CC&R rules requiring dogs be on leash when on public or Oella common property. Failure to do so can result in substantial fines or worse, but most importantly, creates unnecessary risks and stress for other members and their pets, so please, comply with the law.

We want to wish every Oella member a happy, safe, and prosperous 2008!