



CITY COUNCIL WORK SESSION AGENDA
Work Session - Greenbelt Center City HOAs/COAs

This meeting will be held in-person and virtual.
25 Crescent Road
Greenbelt, MD 20770

OR

Virtual Participation

Zoom Webinar Attendees:

Please submit your request in writing via email to questions@greenbeltmd.gov

[https://us02web.zoom.us/j/85189441528?](https://us02web.zoom.us/j/85189441528?pwd=WEptUGJ5OGIZU1UwcC9QdmpRQjV0Zz09)

[pwd=WEptUGJ5OGIZU1UwcC9QdmpRQjV0Zz09](https://us02web.zoom.us/j/85189441528?pwd=WEptUGJ5OGIZU1UwcC9QdmpRQjV0Zz09)

Dial-in: 301 715 8592

Webinar ID: 851 8944 1528

Passcode: 937968

Wednesday, May 1, 2024
7:30 PM

Work Session Packet

Work Session - Greenbelt Center City HOAs/COAs

Suggested Action:

Agenda

- Introductions - 15 minutes (7:30 - 7:45 pm)
- Council Discussion - 60 minutes (7:45 - 8:45 pm)
- Questions and Answers - 15 minutes (8:45 - 9:00 pm)
- Other Items - 30 minutes (9:00 - 9:30 pm)
 - Information Items

[Work Session Minutes March 1, 2023.pdf](#)

City Council Work Session Agenda Item Report

Meeting Date: May 1, 2024

Submitted by: Shaniya Lashley-Mullen

Submitting Department: Administration

Item Type: Work Session Item

Agenda Section: Work Session Packet

Subject:

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Attachments:

[Work Session Minutes March 1, 2023.pdf](#)

WORK SESSION OF THE GREENBELT CITY COUNCIL held Wednesday, March 1, 2023, to meet with the Greenbelt Center Homeowners Associations and Condominium Associations.

Mayor Jordan started the meeting at 7:30 p.m. The meeting was held in the Council Chambers of the Municipal Building, 25 Crescent Road, and virtually via Zoom.

PRESENT WERE: Councilmembers Colin A. Byrd (virtually), Judith F. Davis (virtually), Silke I. Pope, Rodney M. Roberts, and Mayor Emmett V. Jordan. Councilmember Ric Gordon and Mayor Pro Tem Kristen L. K. Weaver were absent.

STAFF PRESENT WERE: Tim George, Interim City Manager; Chief Richard Bowers, Greenbelt Police Department; and Shaniya Lashley-Mullen, Assistant to the City Clerk.

ALSO PRESENT WERE: Darlene Simmons and Paul Butterworth, Belle Point Homeowners Association (HOA); Robert Goldberg-Strassler, Boxwood Village Civic Association; Daisy Brown, Charlestowne Village Condominium Association; Peter Cooper, Woodland Hills Community Association; Marc Siegel, Lakeside Citizens Association; and others.

Darlene Simmons, President of Belle Point HOA, stated that the executive board is comprised of five members. Chambers Management Company manages 97 three-story townhomes. Since the pandemic, the board has been meeting via Zoom.

Robert Goldberg-Strassler, Co-President of Boxwood Village Civic Association, stated that there are 200 single-family homes in Boxwood Village. He noted that the Boxwood Village Civic Association has an annual community yard sale, and the funds are used towards the Boxwood Village Scholarship Fund. The Boxwood Village \$500 Scholarship Fund is awarded to one graduating senior.

Peter Cooper, President of Woodland Hills Community Association, stated that Woodland Hills is a descendant of an original Co-op for Veterans in the 1950's. Woodland Hills Community Association maintains a two-acre parcel between Woodland Way and Northway owned by the community. The association meets once a year.

Ms. Davis inquired if the Belle Point HOAs had an issue with short-term rentals. Ms. Simmons replied that the turnover rate is not high and doesn't have a problem with renters. Ms. Pope added that there are only a handful of renters in the community. There was only one time that the HOA had to contact Code Enforcement to address an issue with inadequately disposing of trash.

Ms. Davis inquired if Boxwood Village Civic Association had issues with speeding buses. Mr. Goldberg-Strassler replied that he worked directly with the City regarding speeding on Lastner Lane, and the first lit stop sign was installed. However, he stated that a speed bump wasn't installed due to road design.

Daisy Brown, President of Charlestowne Village Condominium Association (COA), advised that they have 155 units and seven board members. She stated that there was an incident where someone shot into a window in December. Condominium Venture Inc. manages Charlestowne Village COA. Based on a question asked by Ms. Davis, Ms. Brown replied that there was one short-term rental and that owner was unaware of the bylaws. As a result, the space was converted to a rental space. She noted that the COA hadn't had any issues with renters.

There was a discussion regarding the lit stop sign. Mr. Goldberg-Strassler stated that the lit stop sign had deterred people from running the stop sign. Mr. Roberts suggested that a speed hump should be installed near the stop sign. Ms. Davis advised that the Advisory Planning Board has requested several lit stop signs on Ridge Road and other areas in the City.

Mayor Jordan asked the HOAs/COAs about Bulk Trash, Food Composting, and Recycling. Ms. Simmons stated that Belle Point HOA has a private vendor for trash and recycling needs. She explained that there still needed to be a conversation regarding food composting. Ms. Pope added that Belle Point HOA uses Townsquare to share support, information, and email with residents. Ms. Brown stated that Charlestowne Village COA uses a private vendor for trash, City services for recycling. She explained that three or four times a year, a dumpster is placed in the community for bulk trash. Ms. Brown noted that the community is compact and doesn't have space to do composting. She stated that the COA has several outlets with the management company to share information and emails with the residents. Mr. Goldberg-Strassler said that Boxwood Village receives City services for trash and recycling. He noted that Boxwood Village has a Facebook page and Street Capitals to spread the word to its residents. Mr. Goldberg-Strassler advised that his food was composted in his backyard. Mr. Cooper stated that Woodland Hills uses City services for trash and recycling. He said that he needed to be made aware of curbside composting. However, he composts in his backyard. Mr. Cooper stated that Woodland Hills uses a Google Group to send information to its residents.

Chief Bowers provided the HOAs/COAs with a public safety briefing update. He stated that there had been an increase in property crimes, theft of autos, and theft from vehicles. In addition, due to a social media challenge, there has been a massive increase in thefts of Hyundais and Kias. Chief Bowers advised that The Club steering wheel locks and locking ignition systems are good ways to prevent auto thefts.

Based on a question asked by Mayor Jordan, Chief Bowers stated that packages being stolen from porches are typical during the holidays. He suggested that instead of having the packages delivered to the resident, have the packages sent to drop boxes. Chief Bowers explained the Ring Camera Program allows residents to share with the Police Department upon request.

Based on a question asked by Mr. Goldberg-Strassler, Chief Bowers answered that mailbox break-ins are a trend across the region. The Post Service has done a lot to mitigate the situation. It still exists, but there hasn't been a rash of break-ins recently.

Ms. Simmons stated that before the pandemic, there was a rash of theft from autos in Belle Point. She explained that many ring cameras are installed in the community. The community has also changed and upgraded the lighting.

Mr. Cooper stated that a house on Woodland Way was broken into, and someone rifled through an unattended vehicle.

Ms. Brown stated that there hadn't been an issue with packages being stolen at Charlestowne Village.

Ms. Davis said she needs to find out if Lakewood has an association. She stated that she had been approached by the Forest Way Association members which had asked for years for their

road to be repaved and curbs to be installed.

Marc Siegel, Lakeside Citizens Association, stated that the association communicates using Facebook and all the social media outlets. He advised that the association is not a formal organization but hosts an annual picnic. Mr. Siegel said that the Lakeside Citizens Association receives City services for trash and recycling services. Based on a question Ms. Pope asked, Mr. Siegel replied that there were issues with WSSC repaving the areas they dug up.

There was a discussion regarding installing sidewalks on Lakeside Drive. Mr. Siegel explained that there is interest in installing sidewalks on Lakeside Drive, but the issue is whether homeowners are willing to give up part of their land to establish the sidewalk.

There was a discussion regarding property values going up.

Mr. Goldberg-Strassler stated that he would walk all the right-of-way through Boxwood Village and provide Mr. Shafer, Director of Public Works, an assessment of what needed to be fixed. He advised that a new banister was installed on Periwinkle Court.

Mayor Jordan stated that the City had set aside funding from ARPA for mortgages and HOA/COA fee assistance. He inquired if the HOAs/COAs knew if any residents utilized the service. Ms. Brown stated that Charlestowne Village COA is aware of the aid and directed residents to the City. She inquired if there was still funding available. Mayor Jordan said funding is still available.

Mr. Cooper requested additional information on the Tree Canopy Grant Program and if there was extra help from the City with an arborist regarding identifying trees for removal in the Woodland Hills Community.

There was a discussion regarding the various programs/grants Council approved from the ARPA Funding. Ms. Pope shared information on the Micro-Grant Program, which assists neighborhood associations with projects and activities focused on building community and engaging residents. She requested that once the program is available that information be shared with the HOAs/COAs. Ms. Davis asked that the applications for the various programs and grants be added to the City's website.

About Mr. Cooper's request, Ms. Davis asked Mr. George if a Public Works staff could meet with Mr. Cooper and the Board to survey the property. Mr. George replied that staff could provide an onsite survey with Mr. Cooper and the Board.

Mr. Siegel explained that there had been tremendous increase in usage at Greenbelt Lake, the cove has become overgrown, and it had been 40 years since a water quality study had been conducted.

Councilmember Byrd left the meeting at 8:59 pm.

Mayor Jordan stated that the Clean Water Partnership with Prince George's County dredged the forebays six or seven years ago. Mr. Siegel said that the forebays are in good shape. He advised that there hasn't been any work done to the main parts of Greenbelt Lake for 40 years. Mayor Jordan stated that the Park and Recreation Advisory Board (PRAB) could refer the water quality

study back to Council once PRAB has had time to discuss the situation.

There was a discussion regarding traffic on Lakeside Drive.

Based on a question asked by Ms. Pope, Mr. Siegel replied that Greenbelt Lake needs aerators in the coves.

Based on a question by Mayor Jordan, Ms. Brown replied that traffic had improved some. She noted a blind spot when leaving the Charlestowne Village parking lot onto Lakecrest Drive. Ms. Pope added that there is a lot of traffic, speeding, and trash on Lakecrest Drive. She stated that sections of the sidewalk on Lakecrest Drive are buckling.

Ms. Simmons stated that the Belle Point HOA has issues with Comcast and Verizon equipment not being maintained. Mayor Jordan suggested that Ms. Simmons share the Comcast and Verizon equipment inventory that has yet to be maintained with Ms. Andrews, the Public Information and Communications Coordinator. Ms. Simmons expressed her concern regarding people running through the community. She also stated that there is a contentious problem with water popping up. Ms. Simmons explained that the Belle Point HOA had hired engineers to work with WSSC. She expressed concern regarding Metro buses driving in a tight space on Lakecrest Drive.

Based on a question by Mayor Jordan, Ms. Simmons stated that Belle Point HOA has interacted with the Business Park by replacing the fence to mitigate noise. She said she hadn't had any issues with the apartment management; however, the HOA could not use its recreation amenities. Ms. Brown stated that she hadn't had any problems with the business park.

In response to Ms. Simmons's discussion regarding water bubbling up, Ms. Davis stated it might be a spring.

Information Items:

Ms. Davis requested that at the County Executive's meeting on March 8th that the City of Greenbelt's main priority could be a reminder that the City opposes the Maglev.

Mayor Jordan stated that at the Maryland Mayor's Association Meeting at Governor Moore's home that Governor Moore said that bringing the FBI Headquarters to Prince George's County is his highest priority.

Mayor Jordan stated that he received a letter from GHI regarding a Prince George's County Bill CB-007-2003 regarding multifamily units. He advised that he would make a copy of the letter and share it with the rest of Council.

Mayor Jordan stated that a specific time and location are needed to schedule the 2nd Public Hearing. Council agreed to schedule the Public Hearing on Saturday, April 1st, 2023, at 10:00 am in Council Chambers.

There was a discussion regarding the Advisory Committee on Education (ACE) Educator award certificates.

Mayor Jordan stated that he received an email from Dr. Jackson, Coordinator of the Community School Model Program at Greenbelt Middle School, regarding whether Ms. Pope or himself would attend a session at the middle school in a couple of days. He advised that he would share the information with staff and ACE. Ms. Davis suggested sharing the information with Dr. Park, the Director of CARES and staff liaison to ACE.

The meeting ended at 9:27 p.m.

Respectfully submitted,

*Shaniya Lashley-Mullen
Assistant to the City Clerk*