

**BLACK HILL REG. PARK – TRAIL RENOVATION
SOUTH SHORE HARBOR HOA BOARD MEETING
April 19, 2010 @ 6:30 p.m.**

Attendees

Shore Harbour Board:	Mathew Yates	(301)515-8345	yatesdouglas@yahoo.com
	Peg Dorgan	(301)916-6934	dorganpeg@msn.com
	Judy Brodbeck	(301)972-1905	joanjake5@yahoo.com
	Laura Freimanis	(301)540-3825	lfreimanis@netzero.com
	Lea Jessup	(240)994-6081	ljessup@yahoo.com
	Ralph Caudle	(301)924-4050	rcaudle@ikorealestate.com
M-NCPPC:	Butch Payton	(301)495-3587	william.payton@montgomeryparks.org
	Clare Runkles	(301)495-2548	clare.runkles@montgomeryparks.org

Discussion

Meeting was opened and Butch presented the project to the Board. A handout containing a trail map, project description, staff's memo request to MC Planning Board for approval of a facility plan to renovate the existing hard surface trail, the Planning Board's subsequent approval, pictures of proposed boardwalk and a reduced size set of progress plans. Several GIS maps of various locations of areas affected by the renovation, relative to this HOA, were displayed for discussion.

Some members of the Board were not happy with this project or the Trail Extension project. They prefer that this trail be left as-is so to not attract more people and especially more bikers. They wanted the other trail to remain natural and not remove any trees for trail paving. The two main concerns are crime going up and no place to park.

Upgrading the trail will lead to:

- More people parking in their parking lots (condo units)
- More drug use and partying by teens down on the point below the tight curve of the trail [It already exists.]
- More bikes whizzing by on the trail
- Widening the trail will affect the trees
- More litter for them to pick up

Issues:

- Will the Park Police and their volunteers increase their patrolling of the trail, especially with the budget cutbacks?
- People park in their (private, not public) parking spaces and wander by their condos to reach the trail. By the time you call the towing company, the car is gone.
- Will there be public parking and access to the trail?
- Would like to see speed bumps installed to slow bicyclists down.
- Installing a bench where proposed in this area (as on the plans), will lead to more partying and drug use.
- Up until now, most trail use is by walkers and joggers. With improvements, more bikers will be whizzing by.
- Haven't seen anyone in a wheelchair trying to use the existing trail, why the ADA accessibility requirements?

Ralph Caudle, the President of the HOA, stated that he had met with Andy Frank about a possible access for construction off of the parking area near 20404 Shore Harbour Dr. (near the corner of the parking lot). They are interested in the proposal to install additional cleanouts on the roof drain leaders at the end of their lots. The prospect of constructing short retaining walls, to prevent erosion along the bank above the trail, is of interest and ok, as long as the grades are not steep.

Requests:

- As a trade off, the project would include the planting of screening vegetation/hedge along the outer parts of the parking lot to keep people from parking and accessing the trail. Board wishes to participate in the selection of all planting).
- Remove the invasive plants along the shore line and plant natives.

At the conclusion, Butch had assured the Board that the plant screening along the outer parts of the parking lot is doable and that the removal of the invasive plants and new planting will be looked into.

Per the Board: We are resigned to the fact that this is a “done deal” that we will have to live with! We listened, but to no avail, it’s too late. We figured the “biking lobby” is pushing for the paved trails in Black Hill Regional Park.