

Roster: Charles Stewart, Tim Stewart, Stephanie Brown, Brooke Walker, Lynne Todd, Richard Huff Board Rep: Kip Banks

Oak Creek Club Homeowners Association
14505 Mary Bowie Parkway
Upper Marlboro, MD, 20774

Grounds Committee Meeting Agenda
Tuesday, November 4, 2025, 6:30 pm

Call To Order: 6:30 pm- 8pm

I. Establish Minute Taker and Note Keeper:

II. Old Business: Time: 10 minutes

- **Trees overgrown and Shannock lane-safety issue**
- **Wasp colonies**
 - **Swarm of large wasps colonies in the ground**
 - **Sent to HOA to remove (8/5)**
 - **Orkin sent to remove mounds**
 - **Walk-through completed with HOA Courtney**
- **Charles Stewart-Rexford** and Shannock-foliage thick along walking path- this is a county issue, county is slow to respond to tickets placed by HOA. Femi will send info so committee can contact county about this issue.

III. New Business: Time: 60 Minutes

- Welcome new members!
- Landscape RFP
 - Final Two Vendors discussion: Complete and McFall & Berry
 - Walkthrough Saturday, 10/25 discussion
- Budget requests approved
 - Discuss the following projects, approval, and timeline to complete this fiscal year
 - Sangerville Safety Project

- Landscape

IV. **Resident Forum**

Time: 20 minutes

- Michelle Carr-Outside of gate: who manages this area? The county, Femi will send info to request to cut this area.
- Jessica Hill- Bridge damaged near golf course, sent photo to Femi. Snow piled at community mailboxes, need to stop. It is a safety hazard. If we go with McFall need to be clear of where to put snow.
- Golf course and new street Oak Grove, new road, sidewalk, open holes, missing trees, and no black fencing, open access to the community. (The Grove is responsible for this, Femi will discuss)

Grounds Committee Project List	Idea	Initiation	Planning	Execute	Monitor/Control	Close	Backburner	Board approved?	Grounds Lead
Landscaping RFP				x					Stephanie Brown
Christmas Light Decoration Contest	x								Stephanie Brown
Pet Waste Stations							x		Brooke?
Identify streets for additional Pet Waste Signage							x		Brooke?

Roster: Charles Stewart, Tim Stewart, Stephanie Brown, Brooke Walker, Lynne Todd, Richard Huff Board Rep: Kip Banks

Lighting Cluster Mailboxes		x							Charles Snow
Yard of the Month Program									x
Tree maintenance-money available from County?							x		Charles Stewart
Sangerville Safety Project							x		Stephanie Brown

CAMP ACTION ITEMS:

- Tashawn is currently working on purchasing a commemorative plaque for Mr. Howard.
- Our staff can confirm that the porter is operating based on their contract parameters. Please keep in mind that the porter is a single individual, tasked with various items which include litter pick up throughout the community. They are on site Mondays and Thursdays only and use a company-issued vehicle to navigate the community.
- Joe, with McFall & Berry is gathering the details on this initiative and where it left off. Chris tells me that some of the replacements were completed, but there are still some outstanding locations slated for replacement. I anticipate more details soon.

Roster: Charles Stewart, Tim Stewart, Stephanie Brown, Brooke Walker, Lynne Todd, Richard Huff Board Rep: Kip Banks

- Pricing is being sought for this project (lighting at cluster mailboxes) so the information can be presented to the Board for consideration. Based on the pricing in the one proposal we currently have, additional bids will have to be sought. We are working on this.
- In my conversation with Chris (McFall& Berry), he was aware of this (sinkholes) but needs to speak with other team members for additional details and track down any proposals that may have been drafted and misplaced during the staff transition. If you would like to provide any details to me, please feel free.
- Pet Waste Station surveys - no survey has been sent since I've been here.

Meeting Attendance

Grounds Committee	Attendance 4/1	Attendance 8/5	Attendance 9/9 no quorum	Attendance 10/8	Attendance
Brooke Walker	x				
	x				
Charles Stewart	x	x			
Lynne Todd	x	x			
Stephanie Brown	x	x			
Tyree Webster	no	no			
Rick Huff		x			
Community at Large total members					

Resident forum:

Roster: Charles Stewart, Tim Stewart, Stephanie Brown, Brooke Walker, Lynne Todd, Richard Huff Board Rep: Kip Banks

- Othalene Lawrence- Green space near golf course (breeding ground for infestation) only mowed once per month, and wasp nests, not safe, pesticides used at golf courses cause Parkinson's Disease according to research. JAMMA RESEARCH. What is being used at our golf course? This is a recent study. What is the law? Before putting down an application, need 24-hour notice? Issue with trespassing, people walk across the backyard
- Safety: wasp nests, overgrown trees, fast cars, escalation of trash in street and surrounding oc
- Patti Dorsey- Mary Bowie big overground trees. Trees from the preservation area are growing into homeowners' yards. 100-200 block of Boxford, area between 17th hole- who cuts this grass? Missing traffic pole Mary Bowie. Change the name to holiday lights not Christmas lights yard of the month.
- Keith Pierce- reintroduce Sangerville circle project- cars parked there during party! Not safe the cars destroyed the grass
- Reforestation area- Near Mr. Cummings Golf course when they cut the grass, blows into street. Who should clean it up?