



April 2, 2021

To: Columbia Association Board of Directors
(E-mail: Board.Members.FY21@ColumbiaAssociation.org)
CA Management

From: Andrew C. Stack, Board Chair

The Columbia Association Board of Directors Work Session will be held on Thursday, April 8, 2021 beginning at 7:00 p.m.

AGENDA

1. Call to Order	5 min.	Page Nos.
(a) Announce the procedures being used to conduct the virtual meeting		
(b) Roll Call to determine Directors in attendance		
(c) Announce that both audio and video of the meeting are being broadcast. Anyone using the link to the meeting on CA's website will be able to see and hear the proceedings.		
2. Approval of Agenda	1 min.	
3. Verbal Resident Speakout will be available to individuals who submitted the Resident Speakout form on CA's website by the specified due date. Residents may also send written comments to CA's Board of Directors at Board.Members.FY21@columbiaassociation.org . Please note that, due to time constraints, it may be necessary to limit the number of people at Verbal Resident Speakout.		
4. Work Session Topics	120 min.	
(a) Announcement of the new Columbia Association President/CEO	(20 min.)	2 – 4
(b) Reserve Fund Policy and Program	(25 min.)	5 – 9
(c) Capital Improvement Plan as of January 2021	(30 min.)	10 – 20
(d) General Plan Update, including Focus on New Town Charette	(20 min.)	21 – 22
(e) Stream Restoration & Access Easement Expansion – Village of Owen Brown	(10 min.)	23 – 27
(f) Wrap-Up – State Legislation	(5 min.)	28 – 32
(g) FY 2021 Budget Update – Questions Only	(10 min.)	33 – 38
(h) Discussion of the Most Recent Development Tracker – Questions Only	(5 min.)	39 – 48
(i) Capital Projects and Open Space Updates – Questions Only	(5 min.)	49 – 66
5. Chairman's Remarks	3 min.	67
6. President's Remarks; Follow-Up Questions from the Board Members	10 min.	
7. Proposed New Topics	5 min.	
8. Adjournment – Anticipated Ending Time: Approximately 10:15 p.m.		

Next Scheduled Virtual Board of Directors Meeting
Thursday, April 22, 2021 – Beginning at 7:00 p.m.

CA Mission Statement

Engage our diverse community, cultivate a unique sense of place, and enhance quality of life

CA Vision Statement

CA creates and supports solutions to meet the evolving needs of a dynamic and inclusive community.



FOR IMMEDIATE RELEASE

Contact: Dannika Rynes

Sr. Media Relations & Communications Manager

410-440-8411

Dannika.Rynes@columbiaassociation.org

CA Announces New President/CEO Lakey Boyd

New Leader Looks Forward to Immediately Connecting With Columbia Community

COLUMBIA, MD - Columbia Association (CA) is pleased to introduce Lakey Boyd as the organization's next President/CEO. Boyd has officially accepted the position and will start on Monday, May 3.

"I am thrilled to be selected and grateful to the CA board for the opportunity to serve as Columbia Association's next President/CEO," Boyd said. "I am particularly excited to be moving into this position at such a pivotal time for Columbia and am looking forward to helping in CA's adaptation and evolution as we all define what the next normal will be."

Boyd comes to the Columbia community with decades of experience in economic and community development. Since earning her masters degree in city planning, Boyd has committed her career to cultivating new opportunities for growth and innovation through projects, plans and strategies in more than 50 cities. Currently, Boyd serves as the Principal Consultant with Re:Posit Strategies, a company she founded to help communities and organizations develop and implement strategies to pivot, adapt and future-fit using Lean and Agile tools. Boyd's career also includes diverse roles as Deputy Director of Strategy and Innovation for the City of Birmingham's Department of Transportation, extensive work with municipalities and Community Improvement Districts (CIDs) across metro Atlanta, as well as her service as a trainer for UrbanPlan on a national level.





Boyd's top priority upon arriving in Columbia will be connecting with village leaders, residents, businesses, partner organizations and all CA stakeholders, and she looks forward to becoming a leader in our community.

"I have a lot of energy for building and transforming community and am always eager to find innovative ways to ensure equitable progress happens," Boyd said. "I will be focused on transparent and inclusive leadership with an implementable vision co-created with the Columbia community. I am also honored to become part of the esteemed legacy of Jim Rouse's work by serving in this critical role and will strive to embody the culture that we are always growing towards better."

"Lakey Boyd brings a wealth of skills to her new position as the President/CEO of Columbia Association," CA Board of Directors Chair Andy Stack said. "She is a dynamic and forward-looking individual. Her career has spanned public, private and non-profit organizations. She has a focus on transparent and inclusive leadership. Her masters degree work in city planning exposed her to Jim Rouse's work, and she is excited to continue Rouse's goals for Columbia and build a better sense of community. The Columbia Association is pleased to have Lakey as our next President/CEO."

The selection of CA's new President/CEO comes after a nationwide recruitment effort that took place over several months. With the assistance of search firm Baker Tilly US, LLP, approximately 80 applicants expressed interest in the position. The firm presented the Board of Directors with 15 of the top candidates. Board members carefully narrowed that field down to five finalists who were invited to undergo a formal interview process. A comprehensive stakeholder survey also identified the community's priorities for a new leader.

“This decision is the result of months of hard work and careful consideration by our Board and senior leadership, and we thank them for the time and effort,” Human Resources Director Monica McMellon-Ajayi said. “The quality and diversity of the candidates involved in this process confirms the incredible reputation the Columbia community continues to uphold. We are excited for Ms. Boyd to help us continue our tradition of providing the highest quality of life possible for people who live, work and play here.”



Current CA President/CEO Milton W. Matthews will end his tenure on April 30. He has led the organization for more than seven years.

“The work to move past this pandemic is far from over,” Matthews said. “I am incredibly grateful for the resilience of the CA team and the Columbia community. I am confident everyone will bring the same level of passion, optimism and endurance to the next phase of leadership and continue to see this organization grow and thrive.”



April 2, 2021 (revised)

March 22, 2021 (original)

To: Columbia Association Board of Directors
Milton W. Matthews, President/CEO

From: Susan Krabbe, Vice President and CFO

Cc: Lynn Schwartz, Director of Finance/Treasurer
Jackie Tuma, Director of Audit and Advisory Services
James Young, Chair, Audit Committee
Timothy Redmond, Member, Audit Committee

Re: Draft ~~Financial Reserve~~Emergency Cash Reserves Model, Policy and Implementation Guidance

Based on the Board's discussion at its March 25, 2021 meeting, staff is proposing a more descriptive name, Emergency Cash Reserves, a lower initial target and an additional year to reach the proposed full target. Changes are shown in tracked mode.

As part of the fiscal year (FY) 2022 budget process, the CA Board of Directors (Board) approved the establishment of a \$2 million cash reserve, the beginning of ~~a reserve~~Emergency Cash Reserves for CA that would be built upon going forward. A condition of the Board's decision was to charge CA staff with the development of a full reserve policy and program, including funding sources and timeline, withdrawal and replenishment directions, to be submitted for Board evaluation, analysis and approval by April 30, 2021.

Background, Approach and Methodology

Staff researched reserve fund guidance for nonprofit organizations and found that the general response is that it depends on the nature of the organization and its risk factors. The last formal nonprofit "best practice" is from 2008, with the formation of an entity entitled the Nonprofit Operating Reserve Initiative (NORI). NORI published a white paper and developed a reserve policy toolkit and suggested that, while there is no general formula, three months' (25%) of operating expenses was a good baseline cash reserve. (See: <https://www.nonprofitaccountingbasics.org/nonprofit-reserves>)

Since 2008, there has been an increase in understanding and application of enterprise risk management (ERM) concepts by nonprofits. Risk is generally defined as the chance of something happening, measured in terms of probability, and any impact that may adversely or

positively affect the achievement of an organization's long-term business objectives. It is considered neutral - something that can come out of extremely negative and catastrophic occurrences like a pandemic or something positive like a period of intense organizational growth and activity. ERM is about establishing the oversight, control, and discipline to drive continuous improvement of an entity's risk management capabilities in a constantly changing operating environment.

We learned that nonprofit organizations are rethinking their financial reserves in the context of risk management. Rather than saying, "three months of expenses sounds about right," organizations started to define, quantify and translate their risks into activity-based reserve targets.

Staff initiated an effort to begin to build a more data-driven, risk-based cash reserves approach toward establishing and maintaining reserves- Emergency Cash Reserves for CA. Expanding upon and further formalizing this approach could be used going forward to evaluate the adequacy of the reserves- Emergency Cash Reserves on an ongoing basis. Staff's reserves- Emergency Cash Reserves risk matrix is in this chart:

	Identified	Maximum				Minimum	Target	Target	Target
Description	Risk	Potential Exposure	Impact %	Likelihood %	Time Horizon	Reserves at 4/30/2022	Reserves at 4/30/2024	Reserves at 4/30/2025	Reserves at 4/30/2026
Operations	60 days cash on hand	\$8,263,000			FY 2026	\$1,561,000	\$1,951,000	\$4,751,000	\$8,263,000
Annual charge revenue	Declining property values	\$5,000,000	50%	75%	FY 2023	\$0	\$1,875,000	\$1,875,000	\$1,875,000
Line of credit	Nonrenewal of the line of credit	\$20,000,000	40%	5%	FY 2024	\$0	\$400,000	\$400,000	\$400,000
Legal	Uninsurable legal expenses	\$19,500,000	90%	10%	FY 2026	\$439,000	\$439,000	\$878,000	\$1,755,000
					TOTAL	\$2,000,000	\$4,665,000	\$7,904,000	\$12,293,000

	Identified	Maximum				Minimum	Target	Target
Description	Risk	Potential Exposure	Impact %	Likelihood %	Time Horizon	Reserves at 4/30/2022	Reserves at 4/30/2024	Reserves at 4/30/2025
Operations	60 days cash on hand	\$8,263,000			FY 2022	\$4,132,000	\$4,132,000	\$8,263,000
Annual charge revenue	Declining property values	\$5,000,000	50%	75%	FY 2023	\$0	\$1,875,000	\$1,875,000
Line of credit	Nonrenewal of the line of credit	\$20,000,000	40%	5%	FY 2024	\$0	\$400,000	\$400,000
Legal	Uninsurable legal expenses	\$19,500,000	90%	10%	FY 2025	\$878,000	\$878,000	\$1,755,000
					TOTAL	\$5,010,000	\$7,285,000	\$12,293,000

The assumptions are:

- The 60 days cash on hand is based on FY 2022 budgeted total expenses less depreciation.
- The annual charge revenue risk is based on a maximum potential 10% decrease in valuations, the impact of which is estimated at 50% and the likelihood is 75%.
- The existing commercial line of credit expires in June 2023.
- The maximum potential exposure for uninsurable legal expenses is based on benchmarked insurance coverage for several risk exposures.
- Based on the Board's discussion at the March 25 Board meeting, staff lowered the initial target for FY22 and pushed the proposed full funding from FY25 to FY26.

These target Emergency Cash Reserves would be separate, distinct and in addition to the \$3 million cash reserve required by our lender for the 2020 term loan financing.

We tested this risk-based approach against the older, NORI model of 25% of cash expenses. The chart below includes that information, as well as the data for the village community associations (VCA) for context.

	FY 2019 Actual	FY 2020 Actual	FY 2021 Q3 Estimate	FY 2022 Budget
CA's cash expenses (total expenses less depreciation)	\$57,966,000	\$57,118,000	\$40,521,000	\$50,268,000
20% of CA's cash expenses	\$11,593,000	\$11,424,000	\$8,104,000	\$10,054,000
25% (3 months) of CA's cash expenses, a common nonprofit benchmark	\$14,492,000	\$14,280,000	\$10,130,000	\$12,567,000
AVERAGE of VCA cash expenses	\$533,389	\$536,559	\$358,739	Not available
AVERAGE of VCA uncommitted cash	\$111,312	\$139,612	\$194,179	Not available
AVERAGE % of VCA cash expenses	21%	26%	54%	

Research indicates that funding sources vary, with some entities setting aside a portion of their ongoing annual revenue and others designating less routine sources, such as funds from legal settlements, growth in annual revenue, special or additional taxes, etc. Regardless of the source, those funds are not used for current operating expenses, and have various restrictions over their withdrawal and usage, as well as their replenishment.

Recommendations and Implementation Considerations for CA's ~~Reserve~~ Emergency Cash Reserves

1. Staff recommends that CA adopt an initial ~~amount~~cash reserve level of **\$25 million** for Emergency Cash Reserves to protect against disruption to CA's program and organizational continuity due to significant, immediate unforeseen changes in circumstances.
2. Staff also recommends that CA adopt ~~a financial reserves~~an Emergency Cash Reserves policy. The attached draft policy language reflects our recommendations about which key elements should be included in such a policy.
3. CA senior management should review the ~~reserve~~Emergency Cash Reserves model annually, in conjunction with our budgeting process, to understand the reserve requirements and impacts on reserve levels for planned and budgeted activities.
4. CA senior management should also conduct a detailed review and update of the ~~reserves~~Emergency Cash Reserves model at least every three years, and recommend to the Board adjustments to target reserve level ranges based on changes in CA's strategies, business activities and risk profile.
5. Any actual use of ~~reserves~~the Emergency Cash Reserves should be considered by the CA Board and senior management on a case-by-case basis, with the commercial line of credit and other tools or mitigation strategies ~~to be used before, or in lieu of, financial reserves~~being the first options.

Draft Policy Language

Columbia Association Inc.

~~Reserve~~ Emergency Cash Reserves Policy

I. Purpose

The purpose of ~~this Fund (“the Fund”)~~ the Emergency Cash Reserves policy is to build and maintain an adequate level of cash reserves to help ensure the long-term financial stability of Columbia Association (CA) and to position CA to respond to varying economic conditions and changes affecting CA’s financial position and its ability to continuously carry out its mission for the community.

CA will maintain the Fund Emergency Cash Reserves to achieve the following objectives:

- > To maintain day-to-day operations to the extent feasible in the event of unforeseen, immediate and otherwise unsurmountable shortfalls. The Fund Emergency Cash Reserves ~~are~~ is not intended to replace a permanent loss of revenue or subsidize an ongoing budget gap.
- > To promote community confidence in the long-term sustainability of CA by preventing catastrophic cash flow crises that could diminish ~~its~~ CA’s reputation and force ~~its~~ the leaders of the organization to make expensive, short-term crisis-based decisions.

This policy will be implemented in conjunction with CA’s other financial policies and is intended to support the goals and strategies contained in those related policies and in strategic and operational plans and budgets.

II. Definition and Goals

The Fund Emergency Cash Reserves ~~are~~ is defined as the designated cash set aside by action of CA’s Board of Directors (Board), at the recommendation of CA staff.

A lower and upper Fund reserves funding level range shall be proposed by CA senior management to the CA Board for consideration and approval in conjunction with the adoption of CA’s budget. CA senior management will conduct a detailed review of the Emergency Cash Reserves Fund at least once every three years.

III. Accounting for the Fund Emergency Cash Reserves

The Fund Emergency Cash Reserves will be recorded in CA’s accounting system and financial statements as board-designated cash reserves. The Fund Emergency Cash Reserves will be maintained and invested in accordance with CA’s Board-approved investment policy. It is not required that the Emergency Cash Reserves Fund assets be physically segregated in a separate bank account although CA senior management may decide to do so.

IV. Funding of the Fund Emergency Cash Reserves

The Fund Emergency Cash Reserves will be established initially by cash generated from operations and financing activities in FY 2021. The CA Board may, from time to time, direct that a specific source of revenue be set aside for the Fund Emergency Cash Reserves. ~~For e~~Example, sources may include one-time grants, proceeds from the sale of assets, or a portion of greater than anticipated revenue.

V. Authority to use the Fund Emergency Cash Reserves

The President/CEO has authority to access and use the Fund-Emergency Cash Reserves so long as that use is consistent with the purpose outlined in this policy, and provided that any amountuses withdrawn and subsequently replenishedreplenishments results in fiscal year-end reserve level at the Board-approved level-a funding level at fiscal year-end representing a Board-approved funding level.

A draw-down from the Fund-Emergency Cash Reserves that will not or cannot be replaced with operating funds within the same fiscal year must be approved in advance by a 2/3 majority of the CA Board.

VI. Reporting and Monitoring

The President/CEO is responsible for ensuring that the Emergency Cash Reserves areFund ~~is~~ maintained and used only as described in this policy. CA's Audit Committee and Board will monitor the status of the actual FundEmergency Cash Reserves as a part of CA's fiscal year-end reporting packagepractices and procedures.

The President/CEO will maintain records of the Fund-Emergency Cash Reserves and will provide regular reports to the Audit Committee and the CA Board, including-of progress to get the Fund-Emergency Cash Reserves to the target minimum amount, and then ~~continue~~ to restore the Fund to, to the target minimum amount following a draw-down.-

Changes to the Fund-reserveEmergency Cash Reserves funding level may be proposed by the President/CEO to the CA Board for their deliberation. If there is to be a reduction in the Board-approved funding level, such a decision ~~Reductions to the Fund-reserve level~~ must be approved by a 2/3 majority of the Board.

VII. Review of Policy

Senior management will review this policyThis policy will be reviewed by senior ~~management~~ every three years at minimum, or sooner if warranted by internal or external events or changes. Changes to the policy will be recommended by CA senior management to the Board and approved by a 2/3 majority of the Board.

Approved by the Columbia Association Board of Directors _____ (date)

Columbia Association Capital Improvement Plan

Overall Asset List		FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	1. Village Community Associations 2. Community Services 3. Sports and Fitness 3a. S&F - Aquatics 4. Open Space 5. IT 6. CAT I & II 7. CAT III
Asset		Total	Total	Total	Total	Total ¹	Total	Total	Total	Total	Total	Total	3% inflation rate added to category totals beginning in FY2023
Village Community Associations	1	\$ 8,000,000	\$ 12,451,715	\$ 14,656,606	\$ 19,173,473	\$ 24,068,773	\$ 13,927,425	\$ 13,012,083	\$ 13,020,349	\$ 13,281,822	\$ 12,774,536	\$ 14,221,163	
Community Services	2	\$ 195,000	\$ 2,350,000	\$ -	\$ 825,000	\$ 150,000	\$ -	\$ 150,000	\$ -	\$ -	\$ -	\$ -	
Sports and Fitness	3	\$ -	\$ -	\$ 1,500,000	\$ 175,000	\$ 11,000,000	\$ -	\$ 150,000	\$ -	\$ 550,000	\$ -	\$ -	
Open Space	4	\$ 2,585,000	\$ 4,321,915	\$ 4,649,915	\$ 4,551,415	\$ 3,929,915	\$ 4,852,915	\$ 3,452,915	\$ 3,682,915	\$ 3,302,915	\$ 2,862,915	\$ 3,577,915	
IT	5	\$ -	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	
CAT I & II	6	\$ 1,263,000	\$ 825,000	\$ 1,025,000	\$ 1,025,000	\$ 1,025,000	\$ 1,025,000	\$ 1,025,000	\$ 1,025,000	\$ 1,025,000	\$ 1,025,000	\$ 1,025,000	
CAT III	7	\$ 3,957,000	\$ 3,904,800	\$ 3,904,800	\$ 5,346,422	\$ 5,346,422	\$ 5,346,422	\$ 5,346,422	\$ 5,346,422	\$ 5,346,422	\$ 5,346,422	\$ 5,346,422	

¹ Elevated total is due to \$11,000,000 included for potential purchase of Headquarters building

Columbia Association Capital Improvement Plan

Village Community Associations												1. Village Community Associations 2. Community Services 3. Sports & Fitness 3a. S & F - Aquatics	4. Open Space 5. IT 6. CAT I & II 7. CAT III
	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032		
Facility Name	Total	Total	Total	Total	Total	Total	Total	Total	Total	Total	Total	Comments	
	\$ 195,000	\$ 2,350,000	\$ -	\$ 825,000	\$ 150,000	\$ -	\$ 150,000	\$ -	\$ -	\$ -	\$ -		
1A. Amherst House	\$ -	\$ -	\$ -	\$ -	\$ 150,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
a. Roof													
b. HVAC													
c. Plumbing													
d. Electrical/Lighting													
e. sprinkler												sprinkler replacement out of FY21 Cat III	
f. Painting/Exterior													
g. Major Renovations					150,000							ADA Restrooms; moved from FY23 to FY26	
h. Miscellaneous													
1C. Claret Hall	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
1F. Hawthorn Neighborhood Center	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
1H. Linden Hall	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 150,000	\$ -	\$ -	\$ -	\$ -		
a. Roof													
b. HVAC													
c. Plumbing													
d. Electrical/Lighting													
e. sprinkler													
f. Painting/Exterior													
g. Major Renovations							150,000					ADA Restrooms	
h. Miscellaneous													
1L. Owen Brown Community Center	\$ 195,000	\$ -	\$ -	\$ 350,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
a. Roof	195,000			350,000									
b. HVAC												HVAC Replacement	
c. Plumbing													
d. Electrical/Lighting													
e. Painting/Exterior													
f. Major Renovations													
g. Miscellaneous													
1P. Slayton House	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
1R. Stonehouse	\$ -	\$ 1,850,000	\$ -	\$ 175,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
a. Roof													
b. HVAC													
c. Plumbing													
d. Electrical/Lighting													
e. Painting/Exterior				175,000									
i. Major Renovations		1,850,000										Deferred to FY23; Joint Project with Art Center	
j. Miscellaneous													
1V. Kahler Hall	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
1W. Other Barn	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
1X. Oakland Manor	\$ -	\$ 500,000	\$ -	\$ 300,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
a. Roof													
b. HVAC		500,000										Full Building - Units are 12 years old; moved from FY21 to FY23	
c. Plumbing													
d. Electrical/Lighting													
e. sprinkler													
f. Painting/Exterior													
g. Major Renovations													
h. Miscellaneous				300,000								FY25 - Elevator	
1B. Bryant Woods Neighborhood Center	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
1D. Dorsey Hall Meeting Room	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
1E. Faulkner Ridge Neighborhood center	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
1G. Jeffers Hill Neighborhood Center	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	Recommended (FY23) interior improvements out of CATIII funding	
1I. Locust Park Neighborhood Center	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	FY22 interior improvements out of CATIII funding	
1J. Longfellow Neighborhood Center	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
1K. MacGills Common Neighborhood Center	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
1M. Phelps Luck Neighborhood Center	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
1N. River Hill Meeting Room	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
1O. Running Brook Neighborhood Center	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	Recommended (FY24) interior improvements out of CATIII funding	
1Q. Stevens Forest Neighborhood Center	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	Recommended (FY25) interior improvements out of CATIII funding	
1S. Swansfield Neighborhood Center	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
1T. Talbott Springs Neighborhood Center	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
1U. Thunder Hill Neighborhood Center	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		

Columbia Association Capital Improvement Plan

[illegible]

Columbia Association Capital Improvement Plan

Sports and Fitness Asset List												1. Village Community Associations 2. Community Services 3a. S & F - Aquatics		4. Open Space 5. IT 6. CAT I & II 7. CAT III	
		FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032			
		Total	Total	Total	Total	Total	Total	Total	Total	Total	Total	Total	Comments		
Facility Name	\$ -	\$ 950,000	\$ 3,050,000	\$ 6,050,000	\$ 475,000	\$ 1,050,000	\$ 1,000,000	\$ 750,000	\$ 475,000	\$ 750,000	\$ 850,000				
4A. Aquatics	\$ -	\$ -	\$ -	\$ 900,000	\$ 125,000	\$ 400,000	\$ 150,000	\$ 400,000	\$ 125,000	\$ 400,000	\$ -				
4B. Columbia Gym	\$ -	\$ -	\$ 200,000	\$ 2,750,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 300,000				
a. HVAC											300,000	3-4 units every 15 years			
b. HVAC for Pool															
c. HVAC for Locker															
d. HVAC for Arena															
e. Pool Area															
f. Lockers															
g. Mens Locker Room															
h. Womans Locker Room															
i. Family Changing Room															
j. Sprinkler System															
k. Fire Alarm															
l. Floors															
m. Roof															
n. Painting/Exterior															
o. Elevators															
p. Planned Renovation			200,000	2,750,000								Moved from FY22 to FY25			
q. Miscellaneous															
4C. Fairway Hills Golf Course	\$ -	\$ 100,000	\$ -	\$ 1,600,000	\$ -	\$ 100,000	\$ -	\$ 100,000	\$ -	\$ 100,000	\$ -				
a. Irrigation System															
b. Screens															
c. Pathways															
d. Greens / Fairways / Tees															
e. Sand Traps															
f. Carts															
g. Irrigation Pond		50,000		50,000		50,000		50,000		50,000		pond dredging			
h. Underpasses															
i. Planned Renovation				1,500,000								major driving range and course renovation			
j. Miscellaneous		50,000		50,000		50,000		50,000		50,000		stream stabilization			
4D. Fairway Hills Golf Clubhouse	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -				
4E. Fairway Hills Golf Maintenance Facility	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -				
4F. Hobbit's Glen Golf Clubhouse	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -				
4G. Hobbit's Glen Golf Course	\$ -	\$ -	\$ 100,000	\$ -	\$ 100,000	\$ -	\$ 100,000	\$ -	\$ 100,000	\$ -	\$ 100,000				
a. Irrigation System															
b. Screens															
c. Pathways															
d. Greens / Fairways / Tees															
e. Sand Traps															
f. Carts															
g. Irrigation Pond			50,000		50,000		50,000		50,000		50,000	pond dredging			
h. Underpasses															
i. Major Renovations															
j. Miscellaneous			50,000		50,000		50,000		50,000		50,000	Stream stabilization			
4H. Hobbit's Glen Golf Maintenance Facility	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -				
4I. Hobbit's Glen Tennis Club	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -				
4J. Hobbit's Glen Turnhouse	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -				
4K. Ice Rink	\$ -	\$ 425,000	\$ -	\$ 100,000	\$ -	\$ 300,000	\$ -	\$ -	\$ -	\$ -	\$ -				
a. Roof						300,000						high roof TPO			
b. Fire Alarm															
c. HVAC															

d.	Sprinkler System												
e.	Chiller System												
f.	Floors												
g.	Arena Walls												
h.	Rink Slab	425,000											FY23 Glycol piping and new concrete slab
i.	Zamboni												
j.	Dehumidification System												
k.	Major Renovations												
l.	Electrical/Lighting			100,000									Rink main lights and effect lighting
p.	Miscellaneous												
4L.	Owen Brown Tennis	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
4M.	SportsPark / Skate Park	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
4N.	Swim Center	\$ -	\$ 175,000	\$ -	\$ -	\$ -	\$ -	\$ 500,000	\$ -	\$ -	\$ -	\$ -	
a.	Splashdown												
b.	Main Pool Dehumid		175,000										
c.	Tower												
d.	Main Pump Room												
e.	Program Pump Room												
f.	Roof												
g.	Kal Wall Panel												
h.	Mens Locker Room												
i.	Womans Locker Room												
j.	Main Pool Deck												
k.	Program Pool Deck												
l.	Wading Pool							500,000					ADA wading pool, pool deck showers, sewer main
m.	Main Pool												
n.	Program Pool												
o.	Lobby												
p.	Major Renovations												
q.	Miscellaneous												
4O.	Wilde Lake Tennis Club	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
4P.	Bridges / Paths / Boardwalks on Golfcourse	\$ -	\$ 250,000	\$ 250,000	\$ 250,000	\$ 250,000	\$ 250,000	\$ 250,000	\$ 250,000	\$ 250,000	\$ 250,000	\$ 250,000	Bridge Replacements at both courses
4Q.	Long Reach Tennis Center	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
4R.	Athletic Club	\$ -	\$ -	\$ -	\$ 450,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
a.	HVAC												
b.	HVAC for Pool												
c.	HVAC for Tennis												
d.	HVAC for Locker												
e.	Spa												
f.	Pool												
g.	Lockers												
h.	Mens Locker Room												
i.	Womans Locker Room												
j.	Sprinkler System												
k.	Fire Alarm												
l.	Floors												
m.	Roof			450,000									roof over locker rooms & tennis barn
n.	Painting/Exterior												
o.	Elevators												
p.	Major Renovations												
t.	Miscellaneous												
4S.	Haven on the Lake	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
4T.	Supreme Sports Club	\$ -	\$ -	\$ 2,500,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 200,000	
a.	HVAC												
b.	HVAC for Pool Dehumid												
c.	HVAC for Arena												
d.	Pool												
e.	Lockers												
f.	Upstairs Mens Locker Room												
g.	Upstairs Womans Locker Room												
h.	Downstairs Mens Locker Room												
i.	Downstairs Womans Locker Room												
j.	Sprinkler System												

k. Fire Alarm											
l. Floors											
m. Roof										200,000	arena roof
n. Painting/Exterior											
o. Arena Floor											
p. Arena Track Floor											
q. Elevators											FY35 fitness -major modernization
r. Cogen											
s. Pool Pumproom											
t. Planned Renovation			2,500,000								Moved to FY24
u. Miscellaneous											Parking lot deferred to FY24 renovation

Columbia Association Capital Improvement Plan

Sports & Fitness - Aquatics		1. Village Community Associations 2. Community Services 3. Sports & Fitness 3a. S & F - Aquatics											4. Open Space 5. IT 6. CAT I & II 7. CAT III
		FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	
Facility Name		Total	Total	Total	Total	Total	Total	Total	Total	Total	Total	Total	Comments
		\$ -	\$ -	\$ -	\$ 900,000	\$ 125,000	\$ 400,000	\$ 150,000	\$ 400,000	\$ 125,000	\$ 400,000	\$ -	
2A.	Pool Decking	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
2B.	Bryant Woods Pool	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
2C.	Clary's Forest Pool	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
2D.	Clemens Crossing Pool	\$ -	\$ -	\$ -	\$ -	\$ 125,000	\$ 400,000	\$ -	\$ -	\$ -	\$ -	\$ -	
	a. Bathhouse					125,000							bath house upgrade (moved from FY20 to FY26)
	b. Main Pool												
	c. Wading Pool						400,000						wading pool moved from FY20 to FY27
	d. Spa												
	e. Miscellaneous												
2E.	Dasher Green Pool	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
2F.	Dorsey Hall Pool	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
2G.	Faulkner Ridge Pool	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
2H.	Hawthorn Pool	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
2I.	Hobbits's Glen Pool	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 150,000	\$ 400,000	\$ -	\$ -	\$ -	
	a. Bathhouse							150,000					interior & exterior improvements; moved from FY24 to 27
	b. Main Pool												
	c. Wading Pool												
	d. Spa								400,000				replace wading pool w/ waterfall hot tub; moved from FY24 to 28
	e. Miscellaneous												
2J.	Jeffers Hill Pool	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 125,000	\$ 400,000	\$ -	
	a. Bathhouse									125,000			moved from FY23 to FY29
	b. Main Pool												
	c. Wading Pool										400,000		splash pad; moved from FY23 to FY30
	d. Spa												
	e. Miscellaneous												
2K.	Locust Park Pool	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
2L.	Longfellow Pool	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
2M.	Mac Gills Common Pool	\$ -	\$ -	\$ -	\$ 900,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
	a. Bathhouse				450,000								Moved from FY22 to FY25
	b. Main Pool												
	c. Wading Pool				450,000								Moved from FY21 to FY25
	d. Spa												
	e. Miscellaneous												
2N.	Phelps Luck Pool	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
2O.	River Hill Pool	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
2P.	Running Brook Pool	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
2Q.	Stevens Forest Pool	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
2R.	Swansfield Pool	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
2S.	Talbot Springs Pool	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
2T.	Thunder Hill Pool	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
2U.	Dickinson Pool	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
2V.	Hopewell Pool	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
2W.	Kendall Ridge Pool	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
2X.	Huntington Pool	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
2Y.	General Aquatics	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	planning for future asset; moved from FY24 to FY35

Columbia Association Capital Improvement Plan

Open Space												1. Village Community Associations 2. Community Services 3. Sports & Fitness 3a. S & F - Aquatics		4. Open Space 5. IT 6. CAT I & II 7. CAT III	
		FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032			
Facility Name	Total	Total	Total	Total	Total	Total	Total	Total	Total	Total	Total	Total	Comments		
	\$ 2,585,000	\$ 4,321,915	\$ 4,649,915	\$ 4,551,415	\$ 3,929,915	\$ 4,852,915	\$ 3,452,915	\$ 3,682,915	\$ 3,302,915	\$ 2,862,915	\$ 3,577,915				
5A. Pathways ¹	\$ 500,000	\$ 691,915	\$ 691,915	\$ 691,915	\$ 691,915	\$ 691,915	\$ 691,915	\$ 691,915	\$ 691,915	\$ 691,915	\$ 691,915	\$ 691,915	25 year replacement= 19,853' per year @ \$55 per' = \$1,091,904. Cat 3 should cover 400k leaving \$691,914		
5B. Bridges ¹	\$ 250,000	\$ 600,000	\$ 600,000	\$ 600,000	\$ 500,000	\$ 500,000	\$ 500,000	\$ 500,000	\$ 500,000	\$ 500,000	\$ 500,000	\$ 500,000	14 per year @ \$65,000 = \$910,000 for 4 years to get back on a 25 year cycle. Cat 3 should cover \$310,000. \$215,000 starting in FY26		
5C. Columbia Wide Water Quality Improvements	\$ 35,000	\$ 75,000	\$ 75,000	\$ 75,000	\$ 75,000	\$ 75,000	\$ 75,000	\$ 75,000	\$ 75,000	\$ 75,000	\$ 75,000	\$ 75,000	These funds provide for county mandated improvements from DPW inspections.		
5D. Lake Kittamaqundi	\$ -	\$ -	\$ 100,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	FY20, FY24 funding for design and FY21 funding for dredging		
5E. Lake Elkhorn	\$ 200,000	\$ 200,000	\$ 118,000	\$ -	\$ -	\$ 200,000	\$ -	\$ -	\$ -	\$ -	\$ 200,000	\$ 200,000	FY19, FY24 funding for design and FY20 funding for dredging.		
a. Dam	200,000					200,000						200,000	based on required 3yr inspection results		
b. Path/Boardwalk/Bridge	see notes												parking lot expansion - to come out of parking lot funds		
d. Signs													Individually less than 100k and included in a larger sign replacement package		
e. Pavilion		200,000	118000										roof and siding replacement; includes money for fishing piers; moved FY23		
f. Gazebo															
g. Fishing Piers		see above											Fishing Pier and Dock rehab and replacement; included in pavilion number		
h. Electrical/Lighting													Repairs should be covered in CAT III		
5F. Wilde Lake	\$ 200,000	\$ -	\$ 100,000	\$ 200,000	\$ -	\$ 200,000	\$ -	\$ -	\$ -	\$ -	\$ 200,000	\$ 200,000			
a. Dam	200,000					200,000						200,000	based on required 3yr inspection results		
b. Path/Boardwalk/Bridge															
d. Signs													Individually less than 100k and included in a larger sign replacement package		
e. Fishing Pier				200,000									moved to FY25 to coincide with dredging		
f. Bulkheads													Repairs should be covered in CAT III		
g. Boathouse & Plaza													ADA improvements and bathrooms		
h. Wilde Lake Barn			100,000										Inspection & structural repairs		
i. Cove Plaza													Repairs should be covered in CAT III		
j. Spring House													Repairs should be covered in CAT III		
5G. Overpasses			\$ 650,000	\$ 723,500									Replacement costs for Cedar Ln & Columbia Rd (1/2 covered by Howard County)		
5H. Underpasses				\$ 200,000		\$ 200,000							Contractor supplied repair costs are expected soon		
5I. Tot Lots ¹	\$ 350,000	\$ 350,000	\$ 350,000	\$ 456,000	\$ 456,000	\$ 456,000	\$ 456,000	\$ 456,000	\$ 456,000	\$ 456,000	\$ 456,000	\$ 456,000	20 Replacement cycle = 8 per year @\$82,000 per tot lot = 656k. 200k will be funded by cat 3		
5J. Dog Park	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	Repairs should be covered in CAT III		
5K. Connecting Columbia	\$ -	\$ -	\$ -												
5L. Parking Lots	\$ 150,000	\$ 250,000	\$ 250,000	\$ 250,000	\$ 250,000	\$ 250,000	\$ 250,000	\$ 250,000	\$ 250,000	\$ 250,000	\$ 250,000	\$ 250,000			
5M. Parks & Plazas	\$ 50,000	\$ 175,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -			
5N. Towncenter Plaza	\$ -	\$ -	\$ -	\$ -	\$ 700,000	\$ 500,000	\$ 500,000	\$ 500,000	\$ -	\$ -	\$ -	\$ -			
a. Paver															
b. Fountain													Other repairs should be covered in CAT III		
c. Pavilion													Repairs should be covered in CAT III		
d. Electrical/Lighting					200,000								Plaza light replacement and electrical upgrade; moved from FY22 to FY26		
e. Boardwalk															
f. Boardwalk													Repairs should be covered in CAT III		
g. Concrete/Z Wall															
h. People Trees															
i. Bell Tree															
j. Lakefront Improvements					500,000	500,000	500,000	500,000					from Groundswell's concept plan		
5O. Symphony Woods	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -			
5P. Boardwalks	\$ 180,000	\$ 180,000	\$ 180,000	\$ 180,000	\$ 180,000	\$ 180,000	\$ 180,000	\$ 180,000	\$ 180,000	\$ 180,000	\$ 180,000	\$ 180,000	These funds will provide for incremental replacement of 33 boardwalks Columbia Wide.		
5Q. Monument Signs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -			
5R. Sidewalks	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	included in operating - \$75,000/year		
5S. RV Park	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	New security system.		
5T. Courts	\$ -	\$ -	\$ 150,000	\$ -	\$ -	\$ -	\$ -	\$ 150,000	\$ -	\$ -	\$ -	\$ -	Structural improvements and resurfacing of Open Space ballcourts Columbia wide.		
5U. Maintenance Facility	\$ 400,000	\$ 350,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -			
5V. Columbia Archives															
5W. Vehicles	\$ -	\$ 150,000	\$ 150,000	\$ 150,000	\$ 150,000	\$ 150,000	\$ 150,000	\$ 150,000	\$ -	\$ -	\$ -	\$ -	Class 8 Dumptruck replacements; moved from FY21 - FY 27 to FY23 - FY29		
5X. Long Reach Tennis Regional Path				\$ 207,000											
5Y. Woodlawn Slave Quarters	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -			
5Z. Watershed	\$ 270,000	\$ 1,300,000	\$ 1,235,000	\$ 1,025,000	\$ 720,000	\$1,450,000	\$ 650,000	\$ 730,000	\$1,150,000	\$ 710,000	\$1,025,000				
a. Watershed Improvements	\$ 150,000	\$ 400,000	\$ 400,000	\$ 400,000	\$ 400,000	\$ 400,000	\$ 400,000	\$ 400,000	\$ 400,000	\$ 400,000	\$ 400,000	\$ 400,000	These funds provide for bioerention, shoreline stabilization, and weir stabilization		
b. Columbia Wide Watershed Stabilization	\$ 120,000	\$ 200,000	\$ 200,000	\$ 200,000	\$ 200,000	\$ 200,000	\$ 200,000	\$ 200,000	\$ 200,000	\$ 200,000	\$ 200,000	\$ 200,000	These funds will provide for stream stabilization along CA assets and property boundaries.		
c. Lake Kittamaqundi Dredging			\$ 500,000					\$ 80,000	\$ 500,000				Dredging moved to FY23, based on 2017 sediment management plan which is being updated		
d. Lake Elkhorn Dredging					\$ 70,000	\$ 800,000							based on 2017 sediment management plan which is being updated		
e. Wilde Lake Dredging			\$ 85,000	\$ 375,000						\$ 60,000	\$ 375,000		based on 2017 sediment management plan which is being updated		
f. Ponds		\$ 600,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000		existing budget numbers and 10 yr average from Pond Assessment report		
g. Murry Hill		\$ 100,000													

¹ Denotes planned spending out of Category II & III funding to meet necessary funding requirements

Columbia Association Capital Improvement Plan

[illegible]

Columbia Association Capital Improvement Plan

[illegible]

Columbia Association Capital Improvement Plan

Category III												1. Village Community Associations 2. Community Services 3. Sports & Fitness 3a. S & F - Aquatics	4. Open Space 5. IT 6. CAT I & II 7. CAT III
		FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	
Facility Name	Total	Total	Total	Total ¹	Total	Total	Total	Total	Total	Total	Total	Total	Comments
	\$ 3,957,000	\$ 3,904,800	\$ 3,904,800	\$ 5,346,422	\$ 5,346,422	\$ 5,346,422	\$ 5,346,422	\$ 5,346,422	\$ 5,346,422	\$ 5,346,422	\$ 5,346,422	\$ 5,346,422	
8A. Open Space, Facilities, Ammenities, & Improvements	\$ 1,244,180	\$ 1,244,180	\$ 1,244,180	\$ 1,748,250	\$ 1,748,250	\$ 1,748,250	\$ 1,748,250	\$ 1,748,250	\$ 1,748,250	\$ 1,748,250	\$ 1,748,250	\$ 1,748,250	
8B. ADA Compliance	\$ 150,000	\$ 150,000	\$ 150,000	\$ 150,000	\$ 150,000	\$ 150,000	\$ 150,000	\$ 150,000	\$ 150,000	\$ 150,000	\$ 150,000	\$ 150,000	
8C. Fitness & Clubs	\$ 533,220	\$ 533,220	\$ 533,220	\$ 749,250	\$ 749,250	\$ 749,250	\$ 749,250	\$ 749,250	\$ 749,250	\$ 749,250	\$ 749,250	\$ 749,250	
8D. Haven on the Lake	\$ 52,200	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
8E. Golf Courses	\$ 342,327	\$ 342,327	\$ 342,327	\$ 481,019	\$ 481,019	\$ 481,019	\$ 481,019	\$ 481,019	\$ 481,019	\$ 481,019	\$ 481,019	\$ 481,019	
8F. Ice Rink	\$ 66,119	\$ 66,119	\$ 66,119	\$ 92,907	\$ 92,907	\$ 92,907	\$ 92,907	\$ 92,907	\$ 92,907	\$ 92,907	\$ 92,907	\$ 92,907	
8G. Indoor/Outdoor Tennis	\$ 79,983	\$ 79,983	\$ 79,983	\$ 112,388	\$ 112,388	\$ 112,388	\$ 112,388	\$ 112,388	\$ 112,388	\$ 112,388	\$ 112,388	\$ 112,388	
8H. Aquatics	\$ 495,539	\$ 495,539	\$ 495,539	\$ 696,303	\$ 696,303	\$ 696,303	\$ 696,303	\$ 696,303	\$ 696,303	\$ 696,303	\$ 696,303	\$ 696,303	
8I. Sports Park	\$ 54,744	\$ 54,744	\$ 54,744	\$ 76,923	\$ 76,923	\$ 76,923	\$ 76,923	\$ 76,923	\$ 76,923	\$ 76,923	\$ 76,923	\$ 76,923	
8J. Swim Center	\$ 150,368	\$ 150,368	\$ 150,368	\$ 211,289	\$ 211,289	\$ 211,289	\$ 211,289	\$ 211,289	\$ 211,289	\$ 211,289	\$ 211,289	\$ 211,289	
8K. Community Associations	\$ 538,908	\$ 538,908	\$ 538,908	\$ 757,242	\$ 757,242	\$ 757,242	\$ 757,242	\$ 757,242	\$ 757,242	\$ 757,242	\$ 757,242	\$ 757,242	
8L. Communications & Marketing Department	\$ 7,820	\$ 7,820	\$ 7,820	\$ 10,989	\$ 10,989	\$ 10,989	\$ 10,989	\$ 10,989	\$ 10,989	\$ 10,989	\$ 10,989	\$ 10,989	
8M. Admin Services	\$ 15,997	\$ 15,997	\$ 15,997	\$ 24,474	\$ 24,474	\$ 24,474	\$ 24,474	\$ 24,474	\$ 24,474	\$ 24,474	\$ 24,474	\$ 24,474	
8O. Horse Center	\$ 24,173	\$ 24,173	\$ 24,173	\$ 33,966	\$ 33,966	\$ 33,966	\$ 33,966	\$ 33,966	\$ 33,966	\$ 33,966	\$ 33,966	\$ 33,966	
8P. Contingency	\$ 200,000	\$ 200,000	\$ 200,000	\$ 200,000	\$ 200,000	\$ 200,000	\$ 200,000	\$ 200,000	\$ 200,000	\$ 200,000	\$ 200,000	\$ 200,000	
8Q. Board of Directors	\$ 1,422	\$ 1,422	\$ 1,422	\$ 1,422	\$ 1,422	\$ 1,422	\$ 1,422	\$ 1,422	\$ 1,422	\$ 1,422	\$ 1,422	\$ 1,422	

¹ CATIII values return to FY20 levels

To: Columbia Association Board of Directors
From: Kristin Russell, AICP, Office of Planning and Community Affairs
Subject: Howard County – HoCo by Design updates
Date: March 30, 2021

Overview

In March, the HoCo By Design team launched the “Scenarios Story Map,” a selection of four possible growth futures for Howard County. This website goes in to great detail on the scenarios, with video explanations of each.

<https://storymaps.arcgis.com/stories/d70e5e47028542d6bfb120bc317782a2>

Of note, plans for Downtown Columbia remain intact in all four of the scenarios. Therefore, community preferences will not change the land development future of Downtown Columbia. Additionally, on a county-wide level, 39% of the land remains preserved, and projects that are already in the pipeline are assumed to go forward.

Scenario Summary

- Scenario A:
 - Low Growth.
 - No change to Gateway.
 - No new mixed-use areas.
- Scenario B:
 - Some growth in existing activity centers.
 - Gateway becomes a new mixed-use activity center.
 - Changes along Rt. 1 from industrial to residential and retail.
 - Columbia Village Centers as mixed-use places to live, work, and shop.
 - Snowden/Dobbin corridor as a mixed-use activity center.
 - Some ADUs.
- Scenario C:
 - Gateway becomes regional mixed-use activity center (most intense Gateway scenario).
 - Growth targeted along existing MARC rail corridor
 - Growth targeted in urban centers to create demand for Bus Rapid Transit (BRT)
 - Resubdivision potential shifted to urban centers via density transfer
- Scenario D:
 - Highest Growth.
 - Move PSA west of Maple Lawn.
 - More ADUs.
 - Future of Gateway same as Scenario B, but at a faster pace.
 - Investment in Rt. 40 and Rt. 1.
 - Significant loss of industrial space.

With these scenarios in mind, a survey is offered which asks you to weigh “decision points” such as jobs and housing growth. One of the challenges of this is to understand that there are tradeoffs in every decision – slow growth has negative fiscal impacts, but provides the benefits of lower infrastructure demands. Limiting resubdivision of existing lots retains existing character but does not quell demand, making more intense growth in other areas necessary and/or an increase in overall housing costs.

Action

Please visit the website and take the survey. Ultimately, the county’s consulting team will review the responses and likely come up with a “hybrid scenario E” that addresses aspects of Scenarios A through D in a way that maintains good planning while prioritizing aspects that Howard County residents have for their future.

Next Steps

New Town Charrettes are expected to start in late April. Because we are still meeting virtually, the NT focus period will last for several weeks (rather than several in-person days). The BOD will be informed as soon as dates are set. This will be an excellent opportunity to use the NT Planning & Visioning Guide to steer our comments in the conversations we have with Howard County as we advocate for Columbia and the future that we imagine.



Easement Request Form

Date: 4/8/2021

Easement Grantee: Wetland Studies and Solutions, Inc.

Project Name: Wetland Studies Stream Restoration Easement

Proposed Easement Location:

Village of Owen Brown, S4, A1, Lots 26, 516, 522, 555, and 563

Village of Owen Brown, S2, A3, Lots 335 and 327

Seiling Industrial Center, S1, A2, Lot 5

Purpose of Proposed Easement:

Wetland Studies and Solutions needs easements in order to continue stream restoration work for the tributaries of Lake Elkhorn.

Alternatives to Proposed Easement:

Stream restoration will be incomplete, increasing the need for regular maintenance and dredging of Lake Elkhorn

Briefly describe who will be impacted and how they will be impacted:

Adjacent neighbors in the vicinity of the project. Residents will see construction activity during construction. Temporary pathway closure.

Additional Notes:

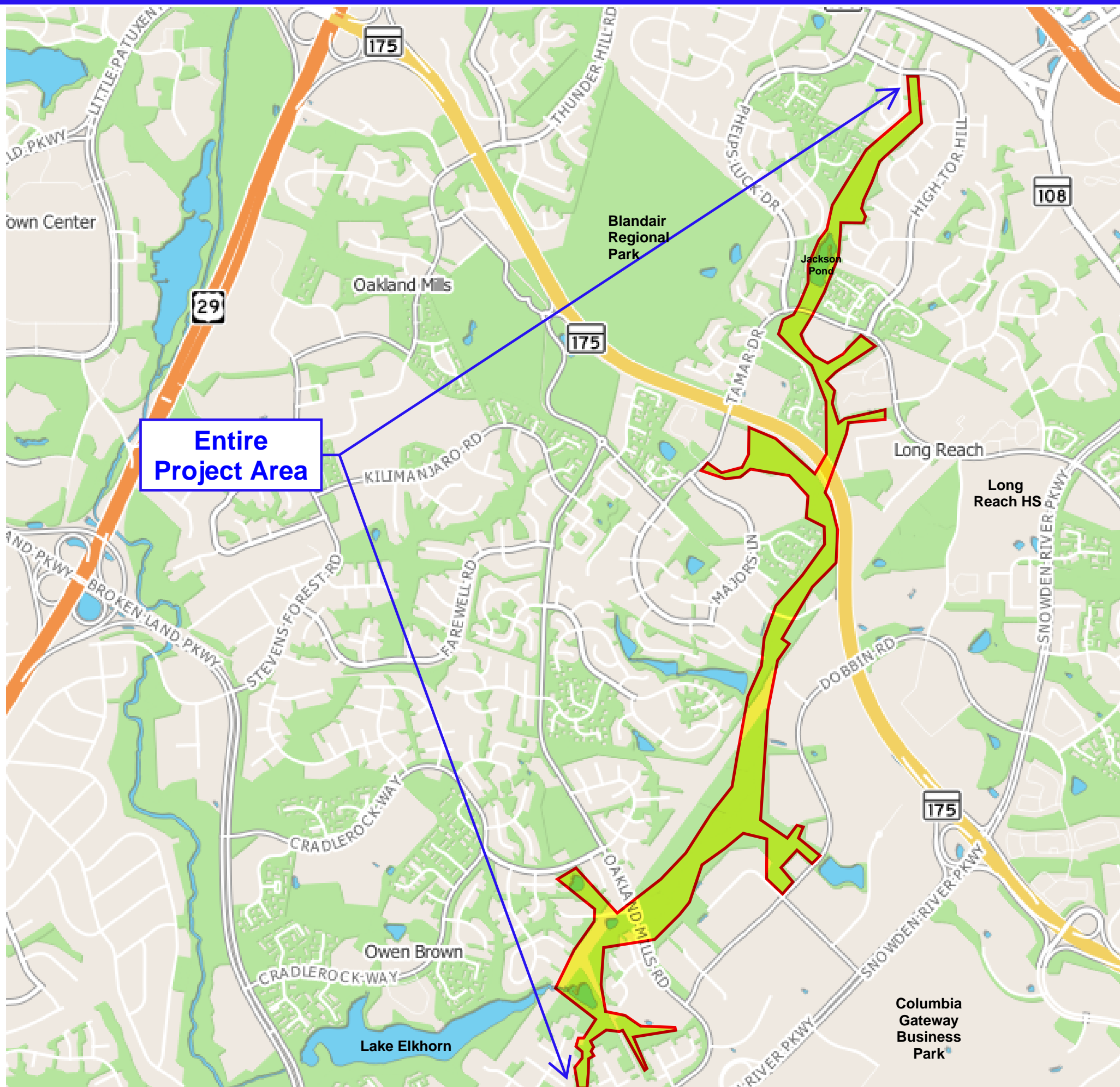
Recommend approval, subject to staff review. This is Part 2 of the project. Part 1 was previously approved in January 2021.

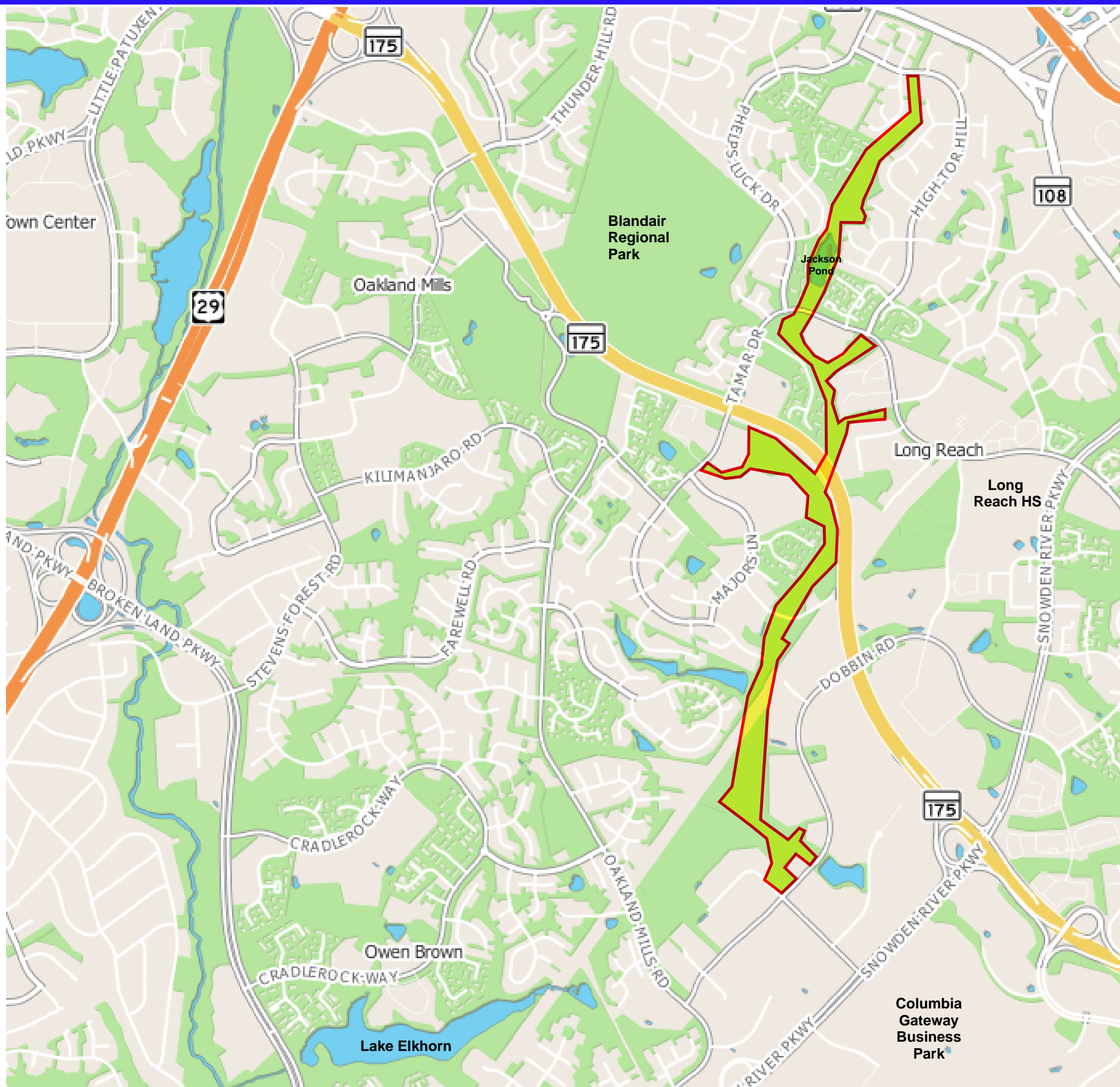
Contact Information

Name: Brady Greer

E-mail: Brady.Greer@ColumbiaAssociation.org

Phone #: 443.674.0097







RESOLUTION AUTHORIZING EASEMENT

The Columbia Association (“CA”) Board of Directors (the “Board”) has considered whether to grant an easement, subject to staff final review, to Wetland Studies and Solutions, Inc. relating to the stream restoration work on the following CA Open Space Lots:

Seiling Industrial Center, Section 1, Area 2, Lot 5
Village of Owen Brown, Section 4, Area 1, Lots 26, 516, 522, 555, and 563
Village of Owen Brown, Section 2, Area 3, Lots 335 and 327

a copy of which is attached to this Resolution (the “Easement”). The Board makes the following findings with respect to the Easement:

1. The execution and performance of the Easement is taken exclusively for the promotion of the social welfare of the people of Columbia;
2. The Easement is expected to produce civic betterments or social improvements consisting of improved public amenities and safety improvements; and
3. The Easement produces benefits for the people of Columbia that are necessary incidents to the accomplishment of CA’s purpose to promote the social welfare of the people of Columbia.

Having made these findings, the Board hereby authorizes the execution of the Easement on behalf of CA.

BE IT SO RESOLVED

_____, 2021



TO: COLUMBIA ASSOCIATION BOARD OF DIRECTORS
FROM: SHERI FANAROFF
RE: 2021 LEGISLATIVE SESSION – MEMO 7
DATE: MARCH 31, 2021

The General Assembly bill filing and crossover dates have now passed, so there are no new bills on which to report. I have set forth below status updates for the 32 bills that are of interest to Columbia Association (“CA”) that I reported on in my prior memos.

The final day of the 2021 Legislative Session will be April 12th. I will provide a final wrap-up report at the April 22nd Board meeting.

MARYLAND GENERAL ASSEMBLY BILLS

SB 73/HB 239 – State Real Estate Commission - Property Managers – Registration

These bills were filed last year. They would impose a registration process on persons providing “property management services” defined as “the leasing, managing, advertising, renting or handling of trust money of a property.” Property management services would not include “participating in a homeowners association” or “services provided on an incidental basis and without additional compensation by employees of an owner of property.” Given those exceptions, these bills do not appear to impact CA.

Update: SB 73 is still in its Senate committee. HB 239 passed in the House and crossed over to the Senate, where it is currently in committee.

SB 144/HB 110 - Electric Vehicle Recharging Equipment for Multifamily Units Act

These bills have been filed during the last several legislative sessions and would prohibit an HOA from enforcing unreasonable restrictions on the installation or use of electric vehicle recharging equipment in a property owner’s parking space.

Update: At its March 25th meeting, the Board approved a letter to the General Assembly in support of SB 144/HB 110. That letter was sent out on March 29th. Both bills have passed in their respective chambers and crossed over to the opposite committees.

SB 174 – Property Tax Assessments – 5-Year Assessment Cycle

This bill would change the 3-year real property assessment cycle to a 5-year cycle, meaning that a physical inspection of a property for tax assessment purposes would occur every 5 rather than 3 years. In cases where a property increases in value, this also would alter the phased-in value of the property each year. Instead of increasing the prior value of the property by thirds, the increase would be by fifths. Thus in year one, the prior value would be increased by one-fifth of the additional value, in year 2 by two-fifths, in year 3 by three-fifths, in year 4 by four-fifths and in year 5 by the full additional value. Since CA’s annual charge is calculated on the basis of the state tax assessment, this bill would result in a slower increase in the amount of the annual charge.

Update: This bill is still in its Senate committee.

SB 210/HB 508 – COVID-19 Claim – Civil Immunity

These bills would apply to any claim for damages arising out of exposure to COVID-19 between March 5, 2020 and the date 180 days after the termination of the Governor’s March 5, 2020 declaration of a state of emergency due to COVID-19. The bills would confer immunity on any person (defined to include a corporation) from civil liability for a COVID-19 claim when the person has acted in compliance with all federal, state and local laws, rules, regulations, and executive and agency orders.

Update: Both bills are still in their original committees.

SB 211/HB 375 - Labor and Employment – Family and Medical Leave Insurance Program – Establishment (Time to Care Act of 2021)

These bills would establish a Family & Medical Leave Insurance (“FAMLI”) Program to be administered by the Department of Labor’s (“DOL”) Unemployment Insurance Division. Generally, the program would provide up to 12 weeks of benefits to an employee who is taking partially paid or unpaid leave for one of the following reasons: 1) to care for a child during the first year after the child’s birth or after the placement of the child through foster care or adoption; 2) to care for a family member with a serious health condition, 3) because the employee has a health condition that results in his/her being unable to perform the functions of his/her job, 4) to care for a service member who is the employee’s next of kin, or 5) because the employee has an exigency arising out of the deployment of a service member who is a family member. The bill permits an employee to receive benefits for up to 24 weeks of leave if 12 weeks were taken for the employee’s own health condition and the other 12 weeks were taken for one of the other listed reasons.

These bills would establish the FAMLI Fund, to which both employers and employees would contribute beginning January 1, 2022 at a rate to be set by the DOL. The total rate of contribution may not exceed 0.75% of an employee’s wages up to the Social Security wage amount and would be paid equally by the employer and employee. All employers, regardless of the number of their employees, would be required to contribute to the Fund. Claims for benefits could be submitted starting on July 1, 2023, and the weekly benefit, which would be based on the employee’s wages, would range from \$50 to \$1000. Beginning July 1, 2024, the benefit would be adjusted in accordance with the Consumer Price Index. According to the Department of Legislative Services Fiscal and Policy Note, these bills would have a significant impact on businesses and would result in a significant increase in government expenditures.

Update: Both bills are still in their original committees.

SB 254/HB 109 – Public Safety – Maryland Swimming Pool and Spa Standards – Adoption

These bills would require the Maryland Department of Labor to adopt the International Swimming Pool and Spa Code as the Maryland swimming pool and spa standards. That Code would apply not only to the construction of new pools but also the repair or renovation of existing pools, and would result in increased costs. The International Code is very different from the current Maryland pool and spa regulations. These bills would move oversight of pool standards from the current Maryland agency to a different one and are contrary to current practices with respect to the updating of Maryland pool codes. At present, Maryland pool and spa regulations are under the purview of the Maryland Health Department, not the Department of Labor, and the Health Department has already been working for a number of years with various pool work groups (on which CA has representation) to strengthen and improve the pool regulations and to adopt portions of the CDC’s Model Aquatic Health Code. We worked with the bill sponsors and other interested parties to clarify that the new Code will not apply to repairs and renovations to pools that are not major work.

Update: SB 254 is still in its Senate committee. HB 109 passed in the House and crossed over to the Senate, where it is currently in committee.

SB 323/HB 310 - Maryland Arts Capital Grant Program

These bills would establish the Maryland Arts Capital Grant Program, to be administered by the Maryland State Arts Council. An appropriation of \$3 million would be made to the Council each fiscal year from 2023

to 2028 to fund grants to organizations that participate in the Community Arts Development Program. Under this program, grants not to exceed \$1 million may be awarded, based on a competitive application process, for the expansion or renovation of or major repairs to a facility.

Update: SB 323 passed in the Senate and crossed over to the House, where it is currently in committee. HB 310 is still in its House committee.

SB 486/HB 581 - Labor and Employment – Employment Standards During an Emergency (Maryland Essential Workers’ Protection Act)

These bills would require employers to pay workers defined as “essential” an additional \$3 per hour in hazard pay dating back to the start of a state of emergency. They also would require employers to provide financial assistance for unreimbursed health care costs to each essential worker who becomes sick or is injured if the sickness or injury is related to the emergency. The legislation also would create a new leave program requiring employers to provide at least 3 days of bereavement leave and 14 days of paid health leave during an emergency when the employee’s leave is due to his/her illness or other health needs related to the emergency. The bills also would afford essential employees the right to refuse work.

An “essential worker” is defined as a person who performs work “during an emergency that cannot be performed remotely or is required to be performed at the worksite.” An “essential employer” is defined as a person who employs an essential worker. The bills set forth a long list of essential employers. As with the Time to Care Act described above, these bills if passed may result in significant increased costs to employers.

Update: Both bills are still in their original committees.

SB 496/HB 612 – Recovery for the Economy, Livelihoods, Industries, Entrepreneurs, and Families (RELIEF) Act

SB 496 was emergency legislation, and has already passed through the full General Assembly and been signed by the Governor. (HB 612, the cross-filed bill, did not pass out of its committee.) Many of the provisions of this Act relate to individual tax liability and grants to organizations in various categories that do not include and thus are not relevant to CA. However, the Act does provide that for the period from March 5, 2020 until the second July 1 after the expiration of the state of emergency due to the pandemic, the contribution rate for unemployment insurance to be paid by an employer shall be computed using the date of July 1, 2019 (e.g., pre-pandemic). The Act also permits non-profits with less than 50 employees to defer until December 31, 2021 payments to the Unemployment Insurance Fund billed for the first three quarters of 2021.

Update: SB 496 was signed by the Governor on February 15, 2021.

SB 686/HB 1023 - Real Property - Condominiums, Homeowners Associations, and Cooperative Housing Corporations - Virtual Meetings

These bills would authorize meetings of an HOA’s governing body to be held by electronic means and would authorize those attending via electronic means to be deemed present for quorum and voting purposes. There is no language in the current HOA Act that would prohibit such video meetings, so these bills seem somewhat unnecessary. CA has been conducting video board meetings throughout the pandemic.

Update: Both bills have passed in their respective chambers and crossed over to the opposite committees.

HB 248 - Condominiums and Homeowners Associations – Rights and Restrictions – Composting

This bill would bar an HOA from restricting or prohibiting a lot owner from composting waste on his/her own property or contracting with an entity to collect waste for composting. The bill also would prohibit an HOA from unreasonably impeding the ability of a private entity to access common elements in order to collect waste from a lot owner for composting.

Update: This bill passed in the House and crossed over to the Senate, where it is currently in committee. CA succeeded in having language added to allow HOAs to impose reasonable restrictions on where and how composting is done on private property.

HB 313 - Cooperative Housing Corporations, Condominiums and Homeowners Associations - Reserve Studies

This bill would require an HOA to have an independent reserve study completed at least every five years. CA is exempted from this legislation due to its ability to issue bonds to fund capital improvements.

Update: This bill passed in the House and crossed over to the Senate, where it is currently in committee.

HB 322 – Real Property - Restrictions on Use – Low-Impact Landscaping

This bill was also filed last year. It would prohibit an HOA from imposing unreasonable restrictions on low-impact landscaping such as bio-habitat, pollinator and rain gardens, that is designed to conserve water, prevent pollution, create wildlife habitat and lower maintenance costs. An unreasonable restriction is defined as one that significantly increases the cost or significantly decreases the efficiency of low-impact landscaping. CA succeeded last year in having language added clarifying that reasonable design and aesthetic guidelines regarding the type, location and number of low-impact landscaping features are not considered unreasonable restrictions. That language was in this year's bill.

Update: This bill passed in the House and crossed over to the Senate, where it is currently in committee.

HB 352 – Real Property – Condominiums and Homeowners Associations – Governing Bodies and Annual Meetings

This bill would require an HOA to hold two board of directors meetings each year (rather than the one meeting the law currently requires) at which the agenda is open to any matter relating to the HOA and the lot owners have an opportunity to comment. Since CA allows for resident speakout at every board meeting on any topic, CA already complies with this requirement.

Update: This bill passed in the House and crossed over to the Senate, where it is currently in committee.

HB 361 - Real Property - Governing Bodies of Common Ownership Communities - Member Training

This bill would require that each member of the governing body of an HOA (e.g., a board of directors), within 90 days after taking or continuing in office, successfully complete a training curriculum on their responsibilities developed by a common ownership commission. The certificate of completion would be good for 3 years. If a member of the governing body does not successfully complete the training, the governing body may remove the member or invalidate his/her vote.

Update: This bill is still in its House committee.

HB 367 – Real Property – Regulation of Common Ownership Community Managers

This bill is similar to bills filed in prior years and would create an onerous regulatory process imposing registration and licensing requirements for HOAs and community managers. However, we were successful in prior years in having language added to the bill, which is also included in this year's bill, which contains an exemption stating that it does not apply to an "individual who is an employee of [an HOA] from providing management services only to that [HOA] or to an affiliated [HOA]." As a result, CA and village employees providing "community manager services" (as defined in the bill) to CA and the villages are not subject to the bill's regulatory requirements.

Update: This bill passed in the House and crossed over to the Senate, where it is currently in committee.

HB 593/SB 535 – Condominiums and Homeowners Associations – Meeting Requirements

These bills, previously filed in 2019, would set forth certain requirements for providing notice of a second meeting of lot owners in circumstances where a quorum was not met at the first meeting. The bills appear to confuse board and members meetings and to assume that the association's members are its lot owners.

Update: Both bills have passed in their respective chambers and crossed over to the opposite committees.

HB 826 - Real Property – Condominiums and Homeowners Associations – Dispute Settlement

This bill, which has been filed in prior years, sets out a procedure to address rule violations by property owners. The procedure would include a right for the violator to request a hearing by the board of directors at

which the violator would be able to present evidence and cross-examine witnesses. The procedure also would require in all violation cases that the board of directors deliberate and determine whether a violation occurred and the appropriate sanction. The bill contains an exemption for CA that we obtained in prior years' versions of the bill.

Update: This bill passed in the House and crossed over to the Senate, where it is currently in committee.

HB 1079 - Admissions and Amusement Tax – Exemption – Activities that Promote Health and Physical Well-Being

This bill would prohibit Maryland counties and municipalities from imposing an admissions and amusement tax on gross receipts derived from the use of sports and recreational facilities and the use or rental of sports and recreation equipment.

Update: This bill is still in its House committee.

HB 1347 – Impermissible Restrictions on Use – Portable Basketball Apparatuses

This bill would prohibit covenants from unreasonably restricting the location and use of portable basketball apparatuses. An unreasonable restriction is defined as one that significantly increases the cost or decreases the ability to use such apparatuses.

Update: This bill passed in the House and crossed over to the Senate, where it is currently in committee.

HOWARD COUNTY DELEGATION BILLS

Ho. Co. 13-21 – Howard County – Homeowners Association Commission – Alternative Dispute Resolution Authority

This bill is enabling legislation that would allow but not require Howard County to establish a homeowners association commission with the authority to hear and resolve disputes between the homeowners association (HOA) and the homeowner regarding enforcement of the association's governing documents by providing alternative dispute resolution services, including binding arbitration.

Update: This bill was withdrawn by the sponsor on December 28, 2020.

HOWARD COUNTY COUNCIL BILLS

CB 13-2021

This bill would prohibit restaurants from selling or distributing single use plastic straws, plastic beverage stirrers, plastic food ware (e.g., plates, bowls, cups, etc.) and plastic condiment packets. The bill also would prohibit a retail store from selling or distributing plastic straws or stirrers to a retail user unless the store also has paper straws and stirrers available for sale or distribution.

Update: This bill passed with amendments, and was then signed by the County Executive on March 2, 2021. The legislation goes into effect on May 2, 2021.



April 1, 2021

TO: Columbia Association Board of Directors
Milton W. Matthews, President/CEO

FROM: Susan Krabbe, Vice President and CFO

CC: Lynn Schwartz, Director of Finance/Treasurer
Members of the Senior Leadership Team

SUBJECT: Status Report on the Fiscal Year 2021 Operating Budget

Here are operating results through February 2021 CA-wide, and for the departments of Sport and Fitness, Community Services, and Open Space and Facility Services, for the April 8, 2021 Board work session.

The comprehensive report of actual results from May 1, 2020 through January 31, 2021 as compared to the FY 2021 budget and the same period last year, as well as estimated results (as of January) for the full fiscal year (FY 2021) is posted on the CA website at: <https://www.columbiaassociation.org/wp-content/uploads/2020/12/Columbia-Assn.-FY21-Q2-Financial-Report-ALL.pdf>.

Departmental narrative reports are posted at: <https://www.columbiaassociation.org/wp-content/uploads/2021/03/Pres-ltr-and-Dept-Narratives-ALL.pdf>.

Financial statements as of January 31, 2021 are also posted on the website at: <https://www.columbiaassociation.org/wp-content/uploads/2021/03/FY21-Q3-Fin-Statement-Jan-2021-and-2020.pdf>.

Columbia Association, Inc.
Organization-Wide Summary
Statement of Activities
May 1, 2021 through February 28, 2021
\$000's

Description	Year to Date FY2021-ACTUAL	MAY FY2021	JUN FY2021	JUL FY2021	AUG FY2021	SEP FY2021	OCT FY2021	NOV FY2021	DEC FY2021	JAN FY2021	FEB FY2021
Income:											
Annual Charge	43,513	0	(2)	43,560	(139)	9	158	(58)	(7)	(7)	(1)
Tuition and Enrollment	106	0	0	0	0	25	16	6	28	23	8
Direct Memberships	1,860	26	152	253	208	206	220	214	202	189	190
Fees Income	3,451	133	247	366	425	437	482	324	311	420	306
Rental Income	1,201	48	89	144	156	177	206	92	124	95	70
Net Sales	78	(3)	16	15	8	18	16	4	2	2	0
Gain (Loss) on Fixed Asset Disposals	(64)	4	1	(8)	(2)	0	(10)	(12)	(20)	(27)	10
Other Income	205	8	7	3	12	18	19	67	26	40	5
Membership Allocations	5,427	49	389	660	563	617	706	665	613	591	574
Total Income	55,777	265	899	44,993	1,231	1,507	1,813	1,302	1,279	1,326	1,162
Expenses:											
Salary, Wages and Contract Labor	12,674	565	820	1,095	1,082	1,433	1,660	1,391	1,598	1,551	1,479
Annual Performance Incentives	0	0	0	0	0	0	0	0	0	0	0
Payroll Taxes	985	45	71	95	87	116	111	97	108	144	111
Employee Benefits	2,154	209	214	219	214	245	226	212	206	196	213
Operating Supplies/Expenses	869	65	68	91	95	96	102	78	79	121	74
Technology Supplies/Expenses	1,024	200	85	152	89	43	47	93	133	96	86
Collection and Treasury Expenses	380	5	13	36	44	69	55	43	37	37	41
Fees	2,517	129	257	193	357	265	259	212	279	318	248
Comm. Assoc. Annual Charge Share Grant	3,105	298	291	190	872	0	0	727	0	727	0
Temporary Funding and Grants Expense	45	0	0	45	0	0	0	0	0	0	0
Rentals	1,634	192	73	223	164	155	147	254	84	243	99
Utilities	1,246	75	115	113	146	144	140	116	111	154	132
Insurance and Taxes	1,171	120	118	112	112	113	149	112	110	112	113
Repairs and Maintenance	2,210	99	136	224	197	251	296	207	299	304	197
Depreciation	9,795	974	976	1,014	981	1,008	998	950	952	959	983
Interest Expense Allocation	995	70	82	64	122	109	106	107	104	126	105
Alloc. of Customer and Member Services	0	0	0	0	0	0	0	0	0	0	0
Alloc. of Department's Admin.	0	0	0	0	0	0	0	0	0	0	0
Alloc. of Branding, Mrktg., Digital & Creative Prod.	0	0	0	0	0	0	0	0	0	0	0
Total Operating Expenses	40,804	3,046	3,319	3,866	4,562	4,047	4,296	4,599	4,100	5,088	3,881
Increase/(Decrease) in Net Assets from Operations	14,973	(2,781)	(2,420)	41,127	(3,331)	(2,540)	(2,483)	(3,297)	(2,821)	(3,762)	(2,719)
Alloc. of Admin. Serv. Expenses	0	0	0	0	0	0	0	0	0	0	0
Non-Operating Exp./Contingencies	0	0	0	0	0	0	0	0	0	0	0
Increase/(Decrease) in Net Assets	14,973	(2,781)	(2,420)	41,127	(3,331)	(2,540)	(2,483)	(3,297)	(2,821)	(3,762)	(2,719)

Columbia Association, Inc.
Department of Communications and Marketing
Statement of Activities
May 1, 2020 through February 28, 2021
\$000's

Description	ANNUAL FY2021-ACTUAL	MAY FY2021	JUN FY2021	JUL FY2021	AUG FY2021	SEP FY2021	OCT FY2021	NOV FY2021	DEC FY2021	JAN FY2021	FEB FY2021
Income:											
Annual Charge	0	0	0	0	0	0	0	0	0	0	0
Tuition and Enrollment	0	0	0	0	0	0	0	0	0	0	0
Direct Memberships	0	1	1	(2)	0	0	0	0	0	0	0
Fees Income	201	0	23	27	15	19	31	21	21	22	22
Rental Income	0	0	0	0	0	0	0	0	0	0	0
Net Sales	4	0	0	0	0	1	1	1	0	0	1
Gain (Loss) on Fixed Asset Disposals	0	0	0	0	0	0	0	0	0	0	0
Other Income	0	0	0	0	0	0	0	0	0	0	0
Membership Allocations	0	0	1	(1)	0	0	0	0	0	0	0
Total Income	205	1	25	24	15	20	32	22	21	22	23
Expenses:											
Salary, Wages and Contract Labor	835	37	45	55	67	93	117	102	116	105	98
Annual Performance Incentives	0	0	0	0	0	0	0	0	0	0	0
Payroll Taxes	64	3	4	5	5	7	8	7	8	10	7
Employee Benefits	148	15	15	15	14	17	15	14	14	14	15
Operating Supplies/Expenses	163	5	17	21	30	11	26	13	18	15	7
Technology Supplies/Expenses	38	9	1	1	1	1	1	3	1	19	1
Collection and Treasury Expenses	210	1	5	21	26	36	35	18	22	22	24
Fees	75	8	27	8	13	1	0	0	16	1	1
Comm. Assoc. Annual Charge Share Grant	0	0	0	0	0	0	0	0	0	0	0
Temporary Funding and Grants Expense	0	0	0	0	0	0	0	0	0	0	0
Rentals	173	17	1	34	17	18	15	37	(3)	37	0
Utilities	10	1	1	1	1	1	1	1	1	1	1
Insurance and Taxes	0	0	0	0	0	0	0	0	0	0	0
Repairs and Maintenance	12	0	0	0	2	0	0	10	0	0	0
Depreciation	42	5	5	5	5	5	5	3	3	3	3
Interest Expense Allocation	0	0	0	0	0	0	0	0	0	0	0
Alloc. of Customer and Member Services	(754)	(36)	(51)	(85)	(85)	(110)	(110)	(81)	(60)	(78)	(58)
Alloc. of Department's Admin.	0	0	0	0	0	0	0	0	0	0	0
Alloc. of Branding,Mrktg.,Digital & Creative Prod.	(1,021)	(64)	(70)	(82)	(97)	(79)	(113)	(129)	(136)	(150)	(101)
Total Operating Expenses	(5)	1	0	(1)	(1)	1	0	(2)	0	(1)	(2)
Increase/(Decrease) in Net Assets from Operations	210	0	25	25	16	19	32	24	21	23	25
Alloc. of Admin. Serv. Expenses	0	0	0	0	0	0	0	0	0	0	0
Non-Operating Exp./Contingencies	0	0	0	0	0	0	0	0	0	0	0
Increase/(Decrease) in Net Assets	210	0	25	25	16	19	32	24	21	23	25

Columbia Association, Inc.
Department of Community Services
Statement of Activities
May 1, 2020 through February 28, 2021
\$000's

Description	ANNUAL FY2021-ACTUAL	MAY FY2021	JUN FY2021	JUL FY2021	AUG FY2021	SEP FY2021	OCT FY2021	NOV FY2021	DEC FY2021	JAN FY2021	FEB FY2021
Income:											
Annual Charge	0	0	0	0	0	0	0	0	0	0	0
Tuition and Enrollment	106	0	0	0	0	25	16	6	28	23	8
Direct Memberships	0	0	0	0	0	0	0	0	0	0	0
Fees Income	14	0	0	0	0	0	1	0	0	13	0
Rental Income	38	4	4	4	4	4	4	4	3	3	4
Net Sales	1	0	0	0	0	0	0	0	1	0	0
Gain (Loss) on Fixed Asset Disposals	0	0	0	0	0	0	0	0	0	0	0
Other Income	67	0	0	0	0	5	10	10	0	42	0
Membership Allocations	0	0	0	0	0	0	0	0	0	0	0
Total Income	226	4	4	4	4	34	31	20	32	81	12
Expenses:											
Salary, Wages and Contract Labor	681	46	46	28	40	80	92	78	89	102	80
Annual Performance Incentives	0	0	0	0	0	0	0	0	0	0	0
Payroll Taxes	56	4	4	2	3	12	6	5	5	9	6
Employee Benefits	204	22	22	22	22	36	17	16	16	16	15
Operating Supplies/Expenses	6	1	0	0	1	1	1	1	0	1	0
Technology Supplies/Expenses	5	0	0	5	0	0	0	0	0	0	0
Collection and Treasury Expenses	8	1	0	0	0	0	0	2	1	2	2
Fees	23	0	2	10	2	3	1	0	2	2	1
Comm. Assoc. Annual Charge Share Grant	0	0	0	0	0	0	0	0	0	0	0
Temporary Funding and Grants Expense	45	0	0	45	0	0	0	0	0	0	0
Rentals	122	12	1	23	12	13	11	26	(2)	26	0
Utilities	53	5	5	4	6	5	5	5	5	6	7
Insurance and Taxes	30	3	3	3	3	3	3	3	3	3	3
Repairs and Maintenance	50	0	1	10	4	5	4	6	3	10	7
Depreciation	172	18	18	18	18	18	18	16	16	16	16
Interest Expense Allocation	21	2	2	1	3	2	2	2	2	3	2
Alloc. of Customer and Member Services	6	0	0	0	0	2	1	0	1	2	0
Alloc. of Department's Admin.	0	0	0	0	0	0	0	0	0	0	0
Alloc. of Branding,Mrktg.,Digital & Creative Prod.	38	2	2	4	2	4	4	5	5	6	4
Total Operating Expenses	1,520	116	106	175	116	184	165	165	146	204	143
Increase/(Decrease) in Net Assets from Operations	(1,294)	(112)	(102)	(171)	(112)	(150)	(134)	(145)	(114)	(123)	(131)
Alloc. of Admin. Serv. Expenses	263	20	18	30	20	31	29	28	26	35	26
Non-Operating Exp./Contingencies	0	0	0	0	0	0	0	0	0	0	0
Increase/(Decrease) in Net Assets	(1,557)	(132)	(120)	(201)	(132)	(181)	(163)	(173)	(140)	(158)	(157)

Columbia Association, Inc.
Department of Open Space and Facility Services
Statement of Activities
May 1, 2020 through February 28, 2021
\$000's

Description	ANNUAL FY2021-ACTUAL	MAY FY2021	JUN FY2021	JUL FY2021	AUG FY2021	SEP FY2021	OCT FY2021	NOV FY2021	DEC FY2021	JAN FY2021	FEB FY2021
Income:											
Annual Charge	0	0	0	0	0	0	0	0	0	0	0
Tuition and Enrollment	0	0	0	0	0	0	0	0	0	0	0
Direct Memberships	0	0	0	0	0	0	0	0	0	0	0
Fees Income	158	9	0	18	22	3	4	13	12	76	1
Rental Income	89	7	7	6	5	9	13	9	8	17	8
Net Sales	0	0	0	0	0	0	0	0	0	0	0
Gain (Loss) on Fixed Asset Disposals	5	4	1	7	0	0	0	0	0	(7)	0
Other Income	51	0	0	0	0	0	0	50	0	0	1
Membership Allocations	0	0	0	0	0	0	0	0	0	0	0
Total Income	303	20	8	31	27	12	17	72	20	86	10
Expenses:											
Salary, Wages and Contract Labor	2,537	142	218	181	182	278	334	256	339	296	311
Annual Performance Incentives	0	0	0	0	0	0	0	0	0	0	0
Payroll Taxes	200	11	18	14	18	21	23	18	24	29	24
Employee Benefits	580	56	58	58	59	61	65	58	57	51	57
Operating Supplies/Expenses	211	20	13	19	13	29	35	15	22	27	18
Technology Supplies/Expenses	19	0	0	0	3	5	1	7	3	0	0
Collection and Treasury Expenses	0	0	0	0	0	0	0	0	0	0	0
Fees	1,123	59	67	80	280	172	108	73	69	186	29
Comm. Assoc. Annual Charge Share Grant	0	0	0	0	0	0	0	0	0	0	0
Temporary Funding and Grants Expense	0	0	0	0	0	0	0	0	0	0	0
Rentals	66	2	3	9	5	6	8	12	6	8	7
Utilities	85	9	7	8	10	9	9	8	7	8	10
Insurance and Taxes	229	23	24	23	23	23	23	23	21	23	23
Repairs and Maintenance	714	31	18	73	32	69	108	73	101	145	64
Depreciation	3,150	305	305	339	305	327	316	305	305	310	333
Interest Expense Allocation	352	25	29	22	43	38	37	38	36	45	39
Alloc. of Customer and Member Services	0	0	0	0	0	0	0	0	0	0	0
Alloc. of Department's Admin.	0	0	0	0	0	0	0	0	0	0	0
Alloc. of Branding, Mrktg., Digital & Creative Prod.	297	19	20	22	25	26	36	31	44	42	32
Total Operating Expenses	9,563	702	780	848	998	1,064	1,103	917	1,034	1,170	947
Increase/(Decrease) in Net Assets from Operations	(9,260)	(682)	(772)	(817)	(971)	(1,052)	(1,086)	(845)	(1,014)	(1,084)	(937)
Alloc. of Admin. Serv. Expenses	1,435	105	117	127	150	160	166	138	155	175	142
Non-Operating Exp./Contingencies	0	0	0	0	0	0	0	0	0	0	0
Increase/(Decrease) in Net Assets	(10,695)	(787)	(889)	(944)	(1,121)	(1,212)	(1,252)	(983)	(1,169)	(1,259)	(1,079)

Columbia Association, Inc.
Department of Sport and Fitness
Statement of Activities
May 1, 2020 through February 28, 2021
\$000's

Description	ANNUAL FY2021-ACTUAL	MAY FY2021	JUN FY2021	JUL FY2021	AUG FY2021	SEP FY2021	OCT FY2021	NOV FY2021	DEC FY2021	JAN FY2021	FEB FY2021
Income:											
Annual Charge	0	0	0	0	0	0	0	0	0	0	0
Tuition and Enrollment	0	0	0	0	0	0	0	0	0	0	0
Direct Memberships	1,859	25	151	254	208	206	220	214	202	189	190
Fees Income	3,073	124	224	320	388	414	446	289	278	308	282
Rental Income	1,075	37	78	134	147	165	189	79	112	76	58
Net Sales	73	(3)	16	15	8	18	15	3	0	2	(1)
Gain (Loss) on Fixed Asset Disposals	(31)	0	0	(9)	(2)	0	0	0	(16)	(4)	0
Other Income	22	0	0	0	5	6	0	0	11	0	0
Membership Allocations	5,426	49	387	661	563	617	706	665	613	591	574
Total Income	11,497	232	856	1,375	1,317	1,426	1,576	1,250	1,200	1,162	1,103
Expenses:											
Salary, Wages and Contract Labor	5,466	155	298	586	548	654	719	615	667	624	600
Annual Performance Incentives	0	0	0	0	0	0	0	0	0	0	0
Payroll Taxes	445	13	26	53	44	52	54	46	49	60	48
Employee Benefits	722	67	70	74	72	76	78	75	69	67	74
Operating Supplies/Expenses	423	35	35	45	43	46	39	47	30	60	43
Technology Supplies/Expenses	32	0	0	0	3	5	1	7	6	3	7
Collection and Treasury Expenses	103	0	4	10	14	19	13	17	8	8	10
Fees	230	20	96	11	4	11	8	28	12	25	15
Comm. Assoc. Annual Charge Share Grant	0	0	0	0	0	0	0	0	0	0	0
Temporary Funding and Grants Expense	0	0	0	0	0	0	0	0	0	0	0
Rentals	947	129	66	94	98	83	86	108	89	102	92
Utilities	866	44	69	77	106	105	100	79	84	102	100
Insurance and Taxes	709	74	70	66	66	66	103	66	66	66	66
Repairs and Maintenance	1,308	68	109	130	153	155	165	107	174	138	109
Depreciation	5,385	541	542	547	546	551	552	526	526	527	527
Interest Expense Allocation	518	36	43	33	64	58	56	56	54	65	53
Alloc. of Customer and Member Services	745	36	51	85	85	108	108	81	59	75	57
Alloc. of Department's Admin.	0	0	0	0	0	0	0	0	0	0	0
Alloc. of Branding,Mrktg.,Digital & Creative Prod.	546	32	37	47	45	46	67	62	81	69	60
Total Operating Expenses	18,445	1,250	1,516	1,858	1,891	2,035	2,149	1,920	1,974	1,991	1,861
Increase/(Decrease) in Net Assets from Operations	(6,948)	(1,018)	(660)	(483)	(574)	(609)	(573)	(670)	(774)	(829)	(758)
Alloc. of Admin. Serv. Expenses	930	19	69	111	107	115	127	101	98	94	89
Non-Operating Exp./Contingencies	0	0	0	0	0	0	0	0	0	0	0
Increase/(Decrease) in Net Assets	(7,878)	(1,037)	(729)	(594)	(681)	(724)	(700)	(771)	(872)	(923)	(847)

Columbia Development Tracker

April 1, 2021



The Columbia Development Tracker incorporates projects or development proposals going through their entitlement and/or planning review process. The tracker is composed of four separate sections, which are listed below in order of appearance:

1. Upcoming development related public meetings
2. Previous development related public meetings and decisions
3. Newly submitted development plans
4. Previously submitted development proposals and decisions/status

This monthly report is produced by CA's Office of Planning and Community Affairs with information compiled from Howard County Government

Upcoming Development Public Meetings

Special Note: Temporary Modifications to Development Tracker

In response to the Covid-19 virus, most Howard County planning and development meetings have transitioned to a virtual format with computer and phone-based call in options. The procedures and registration requirements of these virtual meetings varies by meeting type. Columbia Association's Office of Planning and Community Affairs will continue to monitor the status of meetings and hearings. When virtual meetings are held the development tracker will attempt to reflect procedures for attending such meetings.

The Howard County Department of Planning and Zoning is still accepting applications and development proposal plans for review which will continue to be tracked in this report. The Howard County Planning Board, Hearing Examiner, and Zoning Board will continue to meet virtually for the next several months.

Developers may now host virtual pre-submission community meetings subject to approval of their proposed accommodations through the waiver petition process. Material presented during these meetings is required to be posted online for at least two weeks after the meeting and accommodate community comments on those materials. The CA development tracker will note when pre-submission community meetings are being held but will not track the WP submissions associated with these meetings.

Upcoming Development Public Meetings

Project	Village	Meeting Date, Time, and Location	Meeting Type	Stage in the Development Review Process	CA Staff Recommendation
SDP-20-027 Ellicott Gardens II The owners of property at 5513 & 5511 Waterloo Road are proposing to develop a 70 unit apartment building on 3 acres of property partially developed with an existing surface parking lot. This is a Howard County Housing Commission project.	Near Long Reach	4/1/2021; 7 pm Watch live or register to testify via the Planning Board website	Planning Board – Decision making role	Public meeting and decision	No action recommended
SDP-20-059, East Columbia 50+ Center A Site Development Plan was submitted for a 2 story 29,468 SF standalone community center at 6600 Cradlerock Way, adjacent to the East Columbia Library. This facility is to replace the existing center located within the library.	Owen Brown	4/1/2021; 7 pm Watch live or register to testify via the Planning Board website	Planning Board – Decision making role	Public meeting and decision	No action recommended. Project is a net community benefit
Erickson at Limestone Valley ZB-1118M A proposal to rezone 62.116 acres from B-2 & RC-DEO to CEF-M for development of a continuing care retirement community and to permit the expansion/relocation of the existing Freestate Gasoline Service Station. Property under consideration is located off MD 108 at 12170 Clarksville Pike.	Near River Hill	4/7/2021; 6 pm WebEx Hearing – Register and View Online Continuation of hearing from 6/17/20, 7/15/20, 9/02/20, 9/16/20, 10/7/20, 10/28/20, 12/2/20, 1/13/21, 2/10/21, 3/10/21	Zoning Board	Public hearing and decision by the ZB for change to CEF-M zoning Planning Board previously recommended approval	No action recommended. CA planning staff is monitoring this proposal.

Upcoming Development Public Meetings

Project	Village	Meeting Date, Time, and Location	Meeting Type	Stage in the Development Review Process	CA Staff Recommendation
Crescent Neighborhood – Phase 1 Amendment of FDP-DC-Crescent-1A for the purpose of rephasing the tentative housing allocation within the FDP area.	Columbia Non-Village and Town Center	4/14/2021; 6 pm Virtual meeting – Zoom registration	Pre-submission community meeting	Community information meeting prior to submission of plans to DPZ	No action recommended – CA OPCA staff will attend
BA-777D Administrative appeal of DPZ’s decision of 10/23/20 to exempt or waive the temporary use permitting process for It’s My Amphitheater, Inc.’s operation of a drive through holiday lighting display (10475 Little Patuxent Parkway, Merriweather Post Pavilion)	Columbia non-village	5/11/2021; 2:00 pm WebEx Hearing – Register and view online	Hearing Examiner	Decision by the Hearing Examiner	CA is the appellant in this case.

Previous Development Related Meetings and Decisions

Project	Village	Meeting Date, Time, and Location	Meeting Type	Decision	Stage in the Development Review Process	CA Staff Recommendation
Li Property – 5972 Trotter Road Subdivide a 1 acre property with an existing home to build two single-family dwellings.	Near River Hill	3/10/2021; 6:00 pm Virtual meeting zoom link	Presubmission Community Meeting	Not a decision making meeting	Community meeting prior to submission of plans	No action recommended – consistent with zoning and surrounding neighborhood
ZB-1119M HRVC Limited Partnership, C/O Kimco Realty Corp A request to amend the Preliminary Development Plan for Columbia's New Town District for the purpose of redeveloping the Hickory Ridge Village Center.	Hickory Ridge	3/24/2021; 6:00 pm WebEx Hearing – Register and View Online Continuation of hearing from 7/24/19, 9/4/19, 9/25/19 (cancelled), 11/07/19, 1/15/20, 1/29/20, 2/5/20, 6/3/20, 6/10/20, 6/24/20, 7/22/20, 9/30/20, 10/21/20, 11/18/20, 1/6/21, 1/27/21, 2/24/21	Zoning Board The Planning Board previously voted to recommend approval of the PDP amendment.	Continued into worksession - to be scheduled	Public hearing and decision by the Zoning Board – moving into worksession	No action recommended. CA planning staff will closely monitor this case. The Village of Hickory Ridge is listed as neutral party requesting alterations to the plan as submitted.

Newly Submitted Development Plans

SDP-21-035, Huntington Point

Near Kings Contrivance



Project Description:

The owner of property at 9454 Vollmerhausen Rd submitted a site development plan associated with the development of 8 single family detached homes on 2.02 acres.

Submitted: 3/30/2021

Zoning: R-SC

Decision/Status: Under review

Next Steps: Review and decision by DPZ

CA Staff Recommendation: No action recommended –proposal is consistent with the zoning and surrounding area.

F-21-056, Columbia Gateway Parcel L

Near Columbia non-village



Project Description: A final plan was submitted for subdivision of the property in association with United Way Day Care Center (SDP-21-023).

Submitted: 3/30/2021

Zoning: M-1

Decision/Status: Under review

Next Steps: Review and recordation

CA Staff Recommendation: No action recommended.

Newly Submitted Development Plans

SDP-21-029, Muslim Family Center

Columbia Non-village



Project Description: A site development plan was submitted for a property located at 5796 Waterloo Rd proposing construction of a concrete parking lot and ADA ramp

Submitted: 3/25/2021

Zoning: R-20

Decision/Status: Under review

Next Steps: Review by DPZ

CA Staff Recommendation: No action recommended

F-21-046, Sapariya Property

Columbia Non-village



Project Description:

A final plan was submitted for two single family detached homes on a property located at 5669 Trotter Road with an existing single family detached home.

Submitted: 3/18/2021

Zoning: R-20

Decision/Status: Under review

Next Steps: Review and recordation

CA Staff Recommendation: No action recommended –proposal is consistent with the zoning and surrounding area.

Newly Submitted Development Plans

SDP-21-032, Brickley Mills

Near Columbia Non-village



Project Description:

A site development plan was submitted for six single family detached homes on a 2.74 acre property located at 7440 Oakland Mills Rd.

Submitted: 3/18/2021

Zoning: R-12

Decision/Status: Under review

Next Steps: Review and decision

CA Staff Recommendation: No action recommended –proposal is consistent with the zoning and surrounding area.

Columbia Development Tracker (April 2021)						Last Updated 3/31/2021	
This is the monthly status summary of previously proposed development and redevelopment projects in Columbia.							
Previous Development Proposals and Decisions							
Project	Latest Submission or Meeting Date	Project Description	Village	Zoning	Decision/Status	Stage in the Development Review Process / Next Steps	CA Staff Recommendation
SDP-19-025 Cedar Creek Bridge and Trail WP-20-094 (3/13/2020)	11/21/2018, 2/28/2019, 5/28/2019, 1/6/2020, 9/10/2020	An SDP was submitted for an environmental trail connecting the Cedar Creek development to the Robinson Nature Center. This project is a community enhancement and a condition of approval for CEF-R associated with the adjacent Cedar Creek residential development on Grace Drive. Alternative Compliance Request is for additional time for developer to address DPZ review comments. (Approved)	Near River Hill & Hickory Ridge	NT	Technically complete 11/17/2020 - To be scheduled before Planning Board	Technical review by staff	No action recommended – development is consistent with concept plan approved as part of CEF-R zoning change.
SDP-20-027 Ellicott Gardens II WP-20-095	12/23/2019, 2/16/2021 3/16/2020	The owners of property at 5513 & 5511 Waterloo Road are proposing to develop a 70 unit apartment building on 3 acres of property partially developed with an existing surface parking lot. This is a Howard County Housing Commission project. Alternative Compliance requests additional time to prepare additional storm-water management plans.	Near Long Reach	POR	Scheduled before Planning Board 4/1/21	Review and decision by Department of Planning and Zoning.	No action recommended
SDP-20-059, East Columbia 50+ Center	5/26/2020, 8/20/2020, 11/23/2020, 2/1/21	A Site Development Plan was submitted for a 2 story standalone community center at 6600 Cradlerock Way, adjacent to the East Columbia Library. This facility is to replace the existing center located within the library.	Owen Brown	NT	Scheduled before Planning Board 4/1/21	Review by Department of Planning and Zoning; then Planning Board.	No action recommended. Project is net community benefit and while impacting existing tree line, is sited to achieve minimum disturbance.
ECP-19-055, Pope Property	6/16/2020, 9/9/2020, 3/23/2021	The owner of property at 10446 Owen Brown Rd submitted an Environmental Concept Plan for 3 single family detached homes on 1.81 acres.	Near Hickory Ridge	R-20	Submit Revised	Technical review and decision by Department of Planning and Zoning	No action recommended. The proposal is consistent with the zoning and surrounding area.
SDP-20-055 Cedar Creek Phase 2	7/30/2020	The owner of property at 7600 Grace Drive submitted a site development plan for 55 single family detached homes which are part of a larger development proposal at this site.	Near River Hill	CEF-R	Final signature on hold until SDP-19-025 is approved by PB and DA for SDP-19-025 is executed.	Final signature on hold until SDP-19-025 is approved by PB and DA for SDP-19-025 is executed.	No action recommended – development is consistent with concept plan approved as part of CEF-R zoning change.
ECP-21-003 New Path Reformed Church	8/25/2020	An environmental concept plan was submitted proposing the construction of a new religious facility on currently undeveloped land located at 10425 Clarksville Pike (Route 108).	Near Harper's Choice	R-20	Submit Revised	Technical review and decision by Department of Planning and Zoning	No action recommended - The applicant will need to meet current design standards as determined by the Development Engineering Division.
SDP-20-077, Columbia EZ Storage	8/11/2020, 1/5/2021	The owners of property at 9265 Berger Road are proposing demolishing the two existing buildings on the rear of the site and constructing one new storage facility.	Near Columbia non-village & Owen Brown	M-1	Technically Complete 2/23/2021	Technical review and decision by Department of Planning and Zoning	No action recommended - The project is consistent with permitted uses and surrounding area.

Columbia Development Tracker (April 2021)						Last Updated 3/31/2021	
This is the monthly status summary of previously proposed development and redevelopment projects in Columbia.							
Previous Development Proposals and Decisions							
Project	Latest Submission or Meeting Date	Project Description	Village	Zoning	Decision/Status	Stage in the Development Review Process / Next Steps	CA Staff Recommendation
F-21-004	8/11/2020	A final plan was submitted in order to record easements related to construction of the new Talbott Springs Elementary School.	Oakland Mills	NT	Under Review	Review and recordation	No action recommended
SDP-21-003	9/15/2020	A Site Development Plan was submitted for a property located at 9190 red Branch Road. The proposal would demolish the existing building and replace it with two buildings one of which would serve as a warehouse and the other as a warehouse and office space.	Columbia Non-village	NT	Technically Complete 12/22/2020	Review by DPZ staff and the Planning Board should it chose to exercise review authority	No action recommended. Proposal conforms with zoning regulations and is appropriate to the site and surrounding area.
F-21-023, Dorsey Overlook	10/22/2020, 3/30/2021	A final plan was submitted in association with an 82 unit 1 over 2 townhome proposal at the northeast quadrant of the intersection of MD 108 and Columbia Road.	Near Dorsey's Search	R-Apt	Under Review	Review and decision by Department of Planning and Zoning	No action recommended
SDP-20-074, Dorsey Overlook	11/10/2020	A site development plan was submitted for 82 unit development of 1 over 2 townhomes at the northeast quadrant of the intersection of MD 108 and Columbia Road.	Near Dorsey's Search	R-Apt	Submit Revised	Review for compliance with regulations and decision by Department of Planning and Zoning	No Action Recommended
SDP-21-023, United Way Daycare	1/19/2021; 3/1/2021	A proposed development of a 1 story building and play area located at 7125 Columbia Gateway Drive. The site is currently developed as a parking lot.	Near Columbia non-village	M-1	Technically Complete 3/18/21	Review and approval by DPZ staff	No action recommended
F-21-050, Robinson Overlook	2/25/2021	Plat of correction was submitted in association with recording the forest conservation easement for a previously recorded project located at 7410 Grace Drive.	Near Hickory Ridge	POR	Under Review	Review and recordation	No action recommended – administrative correction only
SDP-21-030, Roslyn Rise	2/23/2021	A proposed re-development of an existing affordable housing townhome community located at the southeast quadrant of Trumpeter Rd and Twin Rivers Rd with two apartment buildings consisting of 153 units with a mix of market rate and affordable units.	Village of Wilde Lake	NT	Submit Revised	Review by DPZ staff prior to Planning Board	No action recommended. This project involves a land swap and easements on CA open space lands. CA real estate service division has coordinated CA comments and input for this project.
SDP-21-028, Mathematic and Athletics Complex	2/17/2021, 3/30/2021	A site development plan was submitted for renovations and an addition to the mathematics and athletics complex on the Howard Community College Campus including a new building, stormwater management and reconstruction of the parking lot.	Columbia Non-village	POR	Under Review	Review by DPZ	No action recommended – Project is consistent with the existing use
F-21-041, Connell Property	2/11/2021	A final subdivision plan was submitted for a property located at 9245 Berger Road. More information is pending.	Columbia Non-village	M-1	Under Review	Review and recordation	No action recommended

A photograph of a park-like setting. In the background, a wooden bench with a curved back is nestled among trees and foliage. The ground is covered with dry leaves and pine needles. In the foreground, there are several large, green, leafy plants growing in a bed of mulch. The lighting suggests a sunny day with dappled shadows.

Open Space and Facility Services April 8, 2021 Update

Columbia
Association

Bridge Replacement

Red Branch Road



Tot Lot & Outfall Renovation

Great Star Drive



BEFORE



AFTER

Tot Lot & Outfall Renovation

Great Star Drive



Capital Improvement Projects

Monument Sign Replaced Dorsey's Search



Tot Lot Refurbishment

Star Path



Pathway Renovation

Lake Elkhorn



Construction

Fence Replaced

Jeffers Hill



Construction

Hot Tub Repaired Athletic Club



Construction

Interior Painting

Linden Hall



Construction

Fence Replaced

Dickinson Pool



**Landscape
Services**

Invasive Grasses Removed

Wilde Lake Boat House



Landscape Services

Sign Bed Renovated Columbia Road



Watershed Management

Willow & Dogwood Live Stakes Planted

Above Eliots Oak Road



Recently Planted
Live Stakes Above
Eliots Oak Road



Example of Live
Stakes (these are
off Longlook Lane)
With Branches
One Year After
Planting

Community Engagement

StreamWaders Event Oakland Mills



Preparing for Spring

Video



No Board action requested or
required





April 2, 2021

Chair's Remarks April 8, 2021 CA Board Work Session

<u>Date</u>	<u>Activity</u>	<u>Time</u>
Apr 6, 2021	Red Cross Blood Drive (Harper's Choice; see HC website)	11:00 AM
Apr 7, 2021	Howard County Zoning Board Erickson at Limestone Valley case continuation (Virtual)	6:00 PM
Apr 8, 2021	CA Board work session (Virtual)	7:00 PM
Apr 10, 2021	CA Open Space & Volunteers Tree Planting in Owen Brown	10:00 AM RR
Apr 12, 2021	Master Gardener's Series: Gardening in Deer Country (Virtual; River Hill; see RH website)	7:00 PM RR
Apr 13, 2021	CA Climate & Sustainability Advisory Committee meeting (Virtual)	7:00 PM
Apr 13, 2021	Introduction to Birding (Virtual; Long Reach; see LR website)	7:00 PM RR
Apr 14, 2021	Pre-submission meeting on Merriweather District FDP change (Virtual)	6:00 PM RR
Apr 18, 2021	CA Open Space Pull & Plant event in Hickory Ridge (see website for details)	10:00 AM RR
Apr 19, 2021	County Executive budget presentation to County Council (Virtual)	6:30 PM
Apr 20, 2021	CA Aquatics Advisory Committee meeting (Virtual)	7:00 PM
Apr 22, 2021	CA Board meeting (Virtual)	7:00 PM
Apr 24, 2021	CA Open Space & Volunteers Snowden River Tree Planting	10:00 AM RR
Apr 24, 2021	Village Elections (see individual Village website for times)	Varies

RR = Registration Required or there is a Cost associated with this Activity

Keep up with weekly Open Space updates and other posts. Go to the CA home page www.columbiaassociation.org/ and scroll down to the **Latest Posts** section.

CA publishes a number of e-notifications to help keep the community informed. You can sign up for various CA e-notifications at www.columbiaassociation.org/e-notifications/

CA Board regularly scheduled work sessions and meetings are now live-streamed on YouTube. Please see www.columbiaassociation.org/about-us/leadership/board-of-directors/live-recorded-ca-board-meeting-videos/ .

If you wish to speak at one of the CA Board's meetings, please see <https://www.columbiaassociation.org/about-us/leadership/board-of-directors/resident-speakout/> .