Carderock Springs Community Association (CSCA)

Board Meeting Minutes

Date: February 16, 2026
Location: Zoom
Attendees: Sue Eastman, Charlie Heidlage, Ashish Goel, Kote Lomidze, Howard Harris, Deborah Tanno, Kyle Lierman, Dan Simon, Katalin Roth, Alvina Long

1. Approval of Minutes

The November 2025 meeting minutes were approved via email with six votes. The January 2026 minutes require additional detail before circulation for approval. Kyle will obtain instructions from Margie on how to upload documents to the CSCA website. Once finalized, approved minutes will be uploaded to the website.

2. Financial Update

Deborah reported that 110 households have paid dues following the recent email outreach. January expenses included approximately $500 for the neighborhood newsletter and signage. The association's annual budget totals $4,680. CSCA also agreed to contribute $1,650 toward village expenses while those finances stabilize. A teenager was hired to distribute letters to households as part of the dues outreach effort.

3. Dues Collection Strategy

The Board discussed strategies to increase participation in dues payments. A deadline of March 15 was set for remaining households. Approximately 200+ homes have not yet paid. The community includes approximately 560 homes, with historically around 260 paying dues.

The collection strategy will include:

• Email reminder to unpaid households by mid-week.

• Mailers sent one week later to households that remain unpaid.

• A second round of mailers after the March 15 deadline if necessary.

Ashish will coordinate with Deborah to reconcile the payment list and send the initial email reminders. Mailers will target only households that remain unpaid after the email campaign.

4. Design Guidelines Update

A working group consisting of Sue, Katalin, and Dan met with Scott and Catherine to review revisions to the community design guidelines. The draft document is currently being reviewed collaboratively, though tracking changes between versions has been challenging.

Charlie will prepare a comparison document summarizing the differences between the current guidelines and the proposed revisions using AI tools. An in-person working group meeting will be scheduled to review the comparison and determine next steps. After revisions are finalized, the document will move to professional graphic design before distribution to the community. Tree guidelines will also be integrated with the architectural guidelines.

5. County Historic Designation Update

Letters were distributed to more than 340 homes listed in the historic register regarding county survey work. County teams will conduct surveys during February and March using marked vehicles. Photographs will be taken primarily from the public right-of-way with minimal entry onto private property.

Following completion of the updated design guidelines, the Board plans to conduct a community feedback process in mid-March. Residents will be invited to provide comments over a two-week period through email submissions and designated office hours.

6. Tree Committee Discussion

The Board discussed interpretation of existing tree removal guidelines. Current guidance states that the Tree Committee determines whether a tree is sound or unsound before removal.

Ashish and Kote raised concerns about requiring approval for the removal of trees already considered unsound. Katalin and Sue supported maintaining the current process, noting that the committee has conducted more than 75 site visits without denying requests. Charlie will review website language to ensure it accurately reflects the guidelines. The discussion was tabled for further review and written input from board members.

7. Community Updates

Historian Report:

Rick reported progress on several historical projects, including an evening program with local Black church ministers, an update to the community history document “Our Carter Rock Springs” (last updated in 1998), collection of historical newsletters and documents particularly from the 1970s–1980s, and development of an oral history project with long-time residents.

Community Events:

The International Potluck Dinner is scheduled for March 15 and will include musical elements.

Carter Village Update:

Alvina reported that 78 residents attended the February mini-gala and that 92 Valentine's Day cards were distributed. Carter Village is also launching a rides program for residents.

Landscaping Coordination:

Katalin has established a liaison role with the landscaper, Juan Carlos. Spring landscaping work is expected to begin in mid-April.

8. Board Planning

The CSCA Annual Meeting is scheduled for May 17. The Board discussed identifying a guest speaker for the meeting. One suggestion was Sam Harrington, a researcher who studies near-death experiences.

Board members were asked to email Maja before the next meeting indicating whether they plan to continue serving on the board next year and to suggest potential new board members or guest speakers for the annual meeting.

Karen Ringo and Rosie Oshinsky were announced as the new Welcome Committee co-chairs.

Adjournment

The meeting adjourned with the next board meeting scheduled for March 2026.