**Argyle Village HOA Board Meeting September 16, 2025**

**Meeting Minutes**

Start: 7 p.m.

Location: Argyle Country Club conference room (under Chris Cusack)  
14600 Argyle Club Rd, Silver Spring, MD 20906

Board Members Present:

1. Chris Cusack
2. Cardelia Maupin
3. Jennifer Huttenbach
4. Rhonda Goldstein

Agenda Items:

1. Montgomery County requires CCOC Training Program for board members. Chris Cusack, Jennifer Huttenbach, Rhonda Goldstein, and Cardelia Maupin completed the training.
2. Financial Report: We currently have four current and former homeowners who are delinquent paying HOA fees and have balance over $1,000. The HOA attorneys are managing these cases.
3. XXXX - Owner has been served by Montgomery Country relating to fees owed to HOA and County. They have 30 days to respond.
4. One architectural approval was received to replace existing deck with Trex and to replace fences facing the golf course with like fencing. Request approved.
5. Community Sign: Argyle Village sign using same design as Argyle Village stationery with tree on top and the name Argyle Village underneath. One-third of the sign will be the tree design and two-thirds will be the name of the community. Sign will be the same on both sides, Chris will investigate the cost of adding a solar light to illuminate the sign. The homeowners at XXXX are looking forward to the addition of the sign which will be on HOA property but near their home.
6. Reserve study has been completed but is being updated and will be shared once updated. Based on the items covered under the HOA responsibilities they have recommended minor increases in fees for the next few years.
7. Rhonda reported that the fence painting and storm drain painting has been completed. It took 7 days and looks good. Painting completed by CertaPro Painters. They said they washed the fence, did some sanding where needed, then painted the fences. They also reattached some fences to the fence posts. They covered the plants and siding, but overspray did get on some plants but not to the extent to kill or damage plants. They also removed the gate latches, painted them black and reinstalled, this was not included in the pricing, but it looks good.
8. Tree clean up behind XXXX was discussed, will probably go with Takoma, who did the trees in the front of the neighborhood, but Chris is getting another bid. Hopefully, it will be completed soon.
9. Trash cans and recycle bins: Only 3 homeowners out of the ninety homes in the community are not complying with the bylaw requiring trash cans and recycle bins to be stored out of sight. All 3 homeowners have been asked several times to comply with the bylaws and have been provided copies of the bylaw requiring trash and recycling containers be stored out of site. One homeowner has said they would comply a month ago but have not to this point. HOA attorney said we should move the item to them to follow-up.
10. Argyle Website: Chris had some thoughts on how to move forward with website. Jenn Huttenbach’s husband Lee had already spent considerable time on the website, and she said we can use what he has created. The board agreed to use the new website Lee Huttenbach created and the website and email address will be shared with homeowners at the picnic.
11. Annual Picnic will be held on October 4, 2025, on Pondside Drive from 1 p. to 3 p.m. Jenn said she would create a flyer and pick up food. Mark Bargeski has volunteered to help with the activities.

New Business:

Chris said he is still trying to get a meeting with the county council member regarding our streets and snow removal.

Meeting adjourned at 8:15 p.m.